

REAL ESTATE RECORD AND BUILDERS GUIDE.

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AMENDMENTS TO THE ZONING RESOLUTION MADE BY THE BOARD OF ESTIMATE

By GEORGE B. FORD

THE New York Zoning Resolution was enacted by the Board of Estimate and Apportionment of New York on July 25, 1916, to go into effect immediately. Subsequently, however, the date of going into effect was extended to July 27. The Board was granted the power to enact such a law by the State Legislature in the charter amendments 242-A and 242-B, passed by them on April 20, 1914. This was subsequently amended by the Legislature on May 10, 1916, by adding the provisions whereby the Board of Estimate and Apportionment may make changes in the law from time to time.

On February, 1912, as the result of a steadily increasing demand, and upon the request of George McAneny, then President of the Borough of Manhattan, the Board of Estimate appointed a Commission on the Height, Size and Arrangement of Buildings. This Commission was asked to study the question of limiting the heights of buildings, and suggest a concrete solution of the problem. This Commission of nineteen members, with Edward M. Bassett as chairman, and George B. Ford as secretary, handed in its report on December 21, 1913, and went out of existence forthwith. The report included the text for a proposed law to limit the maximum height of all buildings, but more especially it showed the necessity for creating districts or zones with different restrictions in different parts of the city, not only as regards to the height of buildings, but also as regard to their area and use. The two Charter amendments above referred to were also presented in the report. The report, which contained also much general information upon the subject, including its history in other cities, is now out of print.

On June 26, 1914, about two months after the passage of the two Charter amendments, the Board of Estimate appointed a new body called the Commission on Buildings, Districts and Restrictions. It consisted of seventeen members, with Edward M. Bassett, as chairman, and Robert H. Whitten as secretary. On March 10, 1916, they presented tentative zoning maps and a draft of the law. Then as a result of a vast number of conferences and hearings, the law and maps were amended to the form, as passed July 25, 1916.

THE Zoning Law was framed to stabilize and conserve property values, to relieve the rapidly increasing congestion in the streets and in the transit lines, to provide greater safety in buildings and in the streets, to provide for a reasonable amount of light and air in buildings and in the streets, and in general to make the business of the city more efficient and the life of the city more healthful, convenient and agreeable. It was realized that private restrictions bring these results only in small degree, at best. It was obvious that the good of the whole city should be taken into consideration in imposing official restrictions.

In view of the enormous size of the city and the number of properties affected, any law which would force the city to pay damages, where damages could be shown, would become so complicated and costly in its administration as to be impracticable. On consideration, it became evident that no law was worth enacting, which could not be enforced under the police power of the State, without any compensation whatsoever to any property owner.

The police power, as interpreted by the courts, permits the city to control the use of private property, wherever such control can be shown to be desirable, in the interest of the community as a whole, from the standpoint of health, safety or general welfare. Every detail of the law and of the maps was drawn with this in view. Nothing was framed in the law or shown on the maps that the Commission did not feel would probably be interpreted by the courts as a proper exercise of the police power, without compensation to property owners.

Realizing that all future developments and conditions could not be foreseen and that it was only reasonable that the law or maps should be amended in some instances to meet these changing conditions, the enabling act provides the machinery whereby the law may be amended from time to time. However, the methods of changing the law is made purposely difficult so that stability in real estate, which the law is intended to bring about, may be preserved and changes made only wherever it is obvious to all that they should be made.

The Resolution or the maps can be changed only by the Board of Estimate and Apportionment. The Board of Appeals can merely make exemptions from the law in individual cases, all within limits closely defined by the Resolution. The Board of Estimate does not make exemptions for individual cases. The changes which it has made are general rather than particular and not intended for the sole advantage of the appellant.

During the first six months of the operation of the Resolution, nine petitions for amendment to the Zone Maps have been decided by the Board of Estimate under the authority granted them by the amendment to the enabling act on May 10, 1916. The four petitions which were denied were recommended for refusal to the Board by its Committee on the City Plan which found so much objection to them that it did not consider a signed petition against them necessary. In none of the five adopted cases was there an objection on the part of twenty per cent. of the property owners affected.

The "denied" petitions are as follows:

Petition of Abraham C. Quackenbush to change from a business to an unrestricted district the southwest corner of Park avenue and 123d street. Petition denied October 27, 1916.

Petition of Frederick G. Potter to change property on 206th street and 207th street, Ninth and Tenth avenues, to an unrestricted district. Petition denied January 12, 1917.

Petition of owners of Lots 61 and 62, located in the south side of West 152d street, 125 feet east of Amsterdam avenue, to place said property in an unrestricted district to permit the erection of a garage. Petition denied December 15, 1916.

Petition of Walters Piano Company to permit the erection of a garage on property at 226 East 63d street. Petition denied January 19, 1917.

The "adopted" petitions are as follows:

Petition of Benjamin C. Hitchings, Inc., and William S. Ross to amend Use District Map Section 23 so as to include within the unrestricted district all of the area not now so included within the area bounded by Brooklyn avenue, Avenue H and the Long Island Railroad, and so as to include within the unrestricted district the 100-foot square area

at the northeast corner of Avenue H and East 40th street, and so as to include in the business district the 100-foot square area at the northwest corner of Avenue H and East 40th street. Map change adopted October 13, 1916.

Petition of Solomon N. Kleier to amend Use District Map Section No. 13 so as to include within the unrestricted district all of the area not now so included bounded by Van Dam street, Nassau avenue, Varick street and Meeker avenue, and by including in the unrestricted district all of the area not now so included in the block bounded by Meeker avenue, Porter avenue, Cherry street and Vandervoort avenue. Map change adopted October 13, 1916.

Petition of property owners to change the area for 100 feet back on both sides of Twelfth avenue from the west side of 44th street to the east side of 48th street from a business district to a residence district. Map change adopted March 2, 1917.

Petition of property owners to amend Area District Map, Section No. 22, so as to change the area 100 feet back from both sides of Albemarle road from the east side of East Second street to the west side of East Fifth street from a D district to an E district. Map change adopted March 2, 1917.

Petition of William C. Card and the Cord Meyer Company to amend Use District Map, Section No. 9, so as to change from a business district to an unrestricted district all of the area bounded by Lurting street, Card place and Corona avenue, that is not already in an unrestricted district. Map change adopted February 9, 1917.

As the value of the Resolution depends largely on its stability and permanency, the policy of the Board has been to allow changes only where the desirability of making a change was obvious and the advantage general. It will be noted that two out of the five changes adopted are the result of petitions to make the resolution and maps more restrictive. The other three merely round out certain unrestricted districts in a manner which would probably have been done by the framers of the maps if they could have had all of the facts before them.

The procedure with regard to petitions for amendments is as follows: The

petition, describing in detail what is wanted and why, must be sent to the Secretary to the Board of Estimate, Room 1356 Municipal Building. It is then placed on the calendar of the Board with a statement that it be referred to the Committee on the City Plan of the Board, of which Robert H. Whitten is Secretary, Room 517 Municipal Building.

On January 17, 1917, the Committee adopted the following resolution for procedure:

"Resolved, That unless otherwise ordered by the Committee, building district changes referred to the Committee shall be referred to the President of the Borough affected and to the Secretary for report. The Secretary of the Committee shall inspect the premises to be affected, shall confer with the petitioner and shall secure such additional information as may be needed. The Secretary may suggest to the petitioner such changes in the form of his petition and in the boundaries of the area proposed to be altered as seem necessary to make it consistent with the purposes to be attained or with the general policy of the Board in the adoption and amendment of the Building Zone plan. Unless the Committee decides that the petition should be denied without a public hearing, the President of the Borough shall hold a public hearing in behalf of the Committee. All reasonable publicity shall be given of the holding of such hearing. The Secretary shall attend such hearing."

After such hearing the President of the Borough reports back to the Committee on the City Plan with his recommendations for or against the petition. The Committee can hold further hearings if it sees fit. After due consideration the Committee refers the petition

to the Board of Estimate and Apportionment with a recommendation for its adoption or denial as the case may be. The case is then put on the calendar of the Board with the recommendation of the Committee and with notice of final hearing. After such hearing the Board may take a final vote for adoption or denial. If adopted the amendment goes into effect immediately.

Copies of the resolution can be obtained either at Room 1356 or Room 517 Municipal Building or in the offices of any of the Building Superintendents or the Tenement House Commissioner.

The Height, Area and Use District maps, which are a part of the above resolution, are on sale in the office of the Secretary of the Board of Estimate and Apportionment, Room 1356, Municipal Building. There are 105 sections in the complete set of the Height, Area and Use maps.

Dock Company Must Vacate.

The Public Service Commission, through Secretary James B. Walker, has issued a peremptory notice to the New York Dock Company and the New York Dock Railway, a subsidiary, to remove its railway line from a strip of land opposite the end of Montague street, Brooklyn, lying east of the slip between Piers 14 and 15. The city owns the land across which the railroad tracks are operated. While the Dock Company has a lease to a portion of the property such lease does not become effective until the completion of rapid transit construction work now going on adjacent to the location involved. Inasmuch as the Dock Company has taken action in the Courts which would tend to enjoin the completion of the subway work the Commission decided to proceed to order the Dock Company off city property, which it was occupying only through courtesy.

EDWIN Q. BELL RESIGNS.

Becomes Real Estate Editor of the New York American After Ten Years' Service on the New York Herald.

EDWIN Q. BELL resigned, on April 21, as Real Estate Editor of the New York Herald, following a service of about ten years in that capacity, to assume the Real Estate Editorship of the New York American.

Descended on his mother's side from



EDWIN Q. BELL.

the Bayard, Livingston and Stuyvesant families of New York, the Sadler and MacIntosh families, of Georgia and Florida, the ancestors of Mr. Bell opened Wall street into lots, some of which were sold for as little as \$80 each, and held under grants from the Spanish and Dutch Crowns. The larger part of Manhattan, from City Hall to 3rd street, the East River and the North River, including the Stuyvesant holdings along the Bowery, and the East River to the Gramercy Park section, all of Hoboken, N. J., and Schoharie County, N. Y., also were included in these early grants, and by right of discovery from the Spanish Crown, several million acres in Florida and Georgia.

Mr. Bell's father, Edwin Q. Bell, Sr., of Charleston, S. C., was the owner and editor of De Bow's Review, after the death of Benjamin Franklin De Bow, his father-in-law, and was the son and grandson, respectively, of David Bell, Jr., and David Bell, Sr., both of Charleston.

Interesting facts in connection with the Livingston and Bayard family ownership of property in New York, is that No. 1 Broadway was the site of the old Livingston homestead, and that the only lottery deeds ever placed on record in New York were made by Nicholas Bayard, who was Mayor of New York in 1684. The Bayard family also was the owner of the famous old Collect Pond, a part of which is included in the site of the proposed new civic center.

The present Edwin Q. Bell was born in New York on July 19, 1874, and began his career as a real estate broker in the office of George R. Read in 1895, where he served as office building manager, salesman, and appraiser, until 1898, in which year he entered the United States Navy as a volunteer member of the crew of the U. S. S. Yankee.

With the ending of the West Indian campaign, in September, 1898, Mr. Bell became an independent broker with offices at 111 Broadway, after which he was the senior member of several real estate brokerage firms which during the decade following, negotiated sales, long term leases, and loans aggregating more than \$50,000,000 in amount. Two of the most prominent of these transactions were the assembling and resale of the present site of the 30 East 42d Street Building, and the sale of the square block occupied by the Thoroughfare Building, on Broadway, Eighth avenue, 57th and 58th streets.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of Real Estate Board, Samuel P. Goldman, Chairman

Sale of Land.

TIME is not of the essence of a contract for the sale and purchase of land unless made so by express stipulation or unless the intention that it shall be so regarded is apparent from the circumstances of the transaction, the conduct of the parties, or the special purposes for which the sale was contracted. Where the contract fixes no time of payment, settlement must be made within a reasonable time.—Jaeger v. Shea, Maryland Court of Appeals, 99 Atl. 954.

Specific Performance.

A contract for the conveyance of land which a court of equity will specifically enforce must be certain in its terms, and such certainty applies to both the description of the land and the estate to be conveyed; and where the property cannot be identified as the property described in the contract, specific performance will be denied.—Franchot v. Nash, Oklahoma Supreme Court, 162 Pac. 935.

Broker's Commission.

A broker was authorized to sell a lot at \$8,000, \$2,500 to be paid in cash and the balance in terms to suit the purchaser, and the purchaser to give vendor's lien notes. He sold the lot for \$8,000, \$4,500 in cash, the purchaser to assume certain vendor's lien notes which in fact had no existence. In an action for commission, the Texas Court of Civil Appeals held, Rabinowitz v. Smith Co., 190 S. W. 197, that he was not entitled to commission, not having made the sale upon the terms required.

Release Clause in Mortgage.

A mortgage of nine acres to secure a loan of \$3,500 was executed, one of the acres having improvements worth \$2,500. The mortgage provided that the buildings on the premises should be insured against any loss by fire and that the policy be made payable to the mort-

gagee, as its interest might appear, and be delivered to it, and that on payment of \$600 any acre of the land should be released by the mortgagee. In an action to foreclose the mortgage, the Washington Supreme Court held, Holland-North America Mortgage Co. v. Masters, 162 Pac. 895, that the mortgage was sufficiently indefinite to admit of oral testimony to explain that the release clause was inserted to enable the mortgagors to make a sale of two acres of the land which they had in prospect.

"Lease."

A lease is a conveyance, but it is a conveyance of a limited estate for a limited term with conditions attached. It is not an executed contract. It cannot become wholly executed until the term expires and the conditions are fulfilled. The term may expire at the end of the stated term, or it may be terminated sooner by lawful eviction; and one way in which lawful eviction may occur is by operation of law against the consent of the parties, as by the intervention of legislation prohibiting saloons after a lease has been entered into of premises for a "first-class saloon."—Shepard v. Sullivan, Washington Supreme Court, 162 Pac. 34.

Broker's Commissions.

An owner of real estate is not bound for an indefinite period by his verbal reply to an inquiry as to the price of the property made to a broker who agrees to furnish a prospective purchaser. An owner verbally put a price upon his property to a broker while it was leased. He afterwards obtained at considerable expense a cancellation of the lease, and raised the price. The broker was held not entitled to commissions for procuring prospective purchasers who were not willing to buy the property under burden of the lease, but who were willing to pay the sum first asked if freed from the lease.—Becker v. Hollesen, 198 Ill. App. 180.

DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

ALBANY, April 27.—Within a week from the time of this writing the Legislature will have adjourned and very few of the many bills introduced for the benefit of taxpayers and real estate owners will have been enacted into laws. A program of constructive legislation outlined at the commencement of this year's session was abandoned before any important steps could be made, and since our entry into the war, preparedness and other protective measures had the right of way and no question was raised whenever doubtful proposals were pressed for adoption under the pretense that they were needed to safeguard the interests of our country.

Of great importance to property owners were the Bewley bills. They had been passed in both houses and sent to the Governor for his signature. This week they were recalled at the request of the Governor, who believes their enactment might prevent the passage of one of his "war measures" containing similar provisions. The status of the bills is undecided. If the Governor's "war measures" succeed—which at present is doubtful—the Bewley bills will be superfluous. Should the Governor's bills fail of enactment, the Bewley bill, having been recalled by the Legislature, must be passed again in both houses, and such action is not certain.

The bills of Assemblyman Bewley were intended to give a much more liberal definition of a factory building than the existing law contains. One of these bills will take all mercantile buildings out of the jurisdiction of the factory laws unless more than twenty-five people are employed in manufacturing.

Another of Mr. Bewley's bills provides that no law shall be enacted that would conflict with the powers and duties of the Board of Standards and Appeals of New York unless direct reference is made to such Board in the statutes. Since the Board of Standards and Appeals has been created the Legislature has enacted a number of bills supplementary to labor laws which would impair or diminish the functions of the Board.

Senator Boylan's bill providing that the rules for the installation of fire alarm systems shall be lodged in the Board of Standards and Appeals has passed the Senate and will be adopted in the Assembly. Another bill of Senator Boylan providing that when an owner is within the jurisdiction of the court charged with the trial of violations against the Labor Law he must be served with a summons, has also passed the Senate and will likewise be adopted in the Assembly. This bill will relieve the agent from liability if the owner is within reach of the courts.

Another bill of Senator Boylan amending the Labor Law by limiting the provisions for fire alarm systems has passed the Senate and is on the order of third reading in the Assembly. The bill will modify directions for fire drills in factory buildings over two stories in height where "more than twenty-five people are employed at manufacturing" above the ground floor.

Richard O. Chittick, Executive Secretary of the Real Estate Board, and Lawrence Veiller, exponent of the gospel of tenement house restriction, opposed each other this week before the Senate Cities Committee at a hearing on the Lawson three-family house bill. Mr. Chittick submitted the views of the Real Estate Board and Mr. Veiller led the opposition to the bill and stated that the people did not want it, and only the "special interests" would be benefited by it. Mr. Chittick presented to the Cities Committee a letter of the Real Estate Board endorsing the bill.

Alfred T. White, one of Brooklyn's foremost citizens, headed a large delegation which advocated the adoption of the measure. He argued that the real ques-

tion involved is that the bill will bring the three-family houses under the operation of the Tenement House Law, whereas they are now free from the operations of the statutes.

Borough President Connelly attacked the bill and stated that much of the money now being expended for subway construction would be wasted if thousands of old discarded private houses located chiefly in Manhattan and Brooklyn were to be converted into tenement houses. The effect of this law would be to discourage building of new houses in the suburbs and outlying Boroughs and therefore defeat the main object of the bill.

Tenement House Commissioner Murphy appeared in opposition to the bill and at the request of Senator Ogden L. Mills, who presided at the hearing, he will submit in writing his specific objections.

The bill will pass the Legislature and the only hope of the opponents to defeat it rests with the Mayor. Senator Lawson has realized that Mayor Mitchel might veto the bill and therefore he has amended it in order to make it a measure applicable to all cities of the State. If the bill can be put into such shape as to avoid making it a New York City measure only it escapes the Mayor's disapproval, and can become a law. Immaterial amendments were made to appease the people of Buffalo and other cities up-State and in order to gain the support of the Legislators of these localities. The chairman of the Cities Committee, Senator Argetsinger, of Rochester, announced today that he will report the amended bill favorably.

The Home Rule bill of Senator Brown has struck a snag in the Assembly and is not likely to proceed much further. The bill limits autonomy of cities and grants only such powers "as the Legislature from time to time may deem necessary." The Citizens' Union has asked the Speaker of the Assembly, Thaddeus C. Sweet, to reject the measure on the ground that the proposal confers no home rule power at all upon cities. It confines itself to an attempt to restrict the power of the citizens and to an attempt to enlarge the power of the Legislature. The proposal is mischievous, the Citizens' Union states, and inadequate for the following nine reasons:

1. It confers no powers whatever on cities over their own affairs.

2. It adds to the restriction in section 2, article XII, other restrictions contained in a separate section, thus introducing confusion into the law.

3. It adds to the terms "general city laws" and "special city laws," now defined, a new term "city bills," undefined, thus introducing confusion in the language.

4. The proposal also introduces in the phrases "apply equally" and the "public safety" new ambiguities, without any help by definition.

5. The restrictions on legislative power are ambiguous and inadequate.

6. So far as they are effective restrictions at all, they perpetuate the obnoxious system of classification of cities according to population.

7. So far as the amendment prohibits or limits special legislation at all, it is dangerous, because it gives to cities no power to adopt their own special legislation and so would operate to prevent necessary special legislation.

8. The proposal not only fails to add to the discretionary powers of the Legislature, but tends to restrict the Legislature's present powers.

9. The adoption of the proposal would be far worse than failure to adopt any home rule proposal at all because:

(a) It only restricts the present power of the Legislature to give cities additional powers of local self-government; and

(b) Its adoption would stand in the way of any real measure of home rule.

Property owners on streets and avenues adjacent to the rights-of-ways of the New York, New Haven and Hartford and the New York and Portchester Railroad, from Tremont avenue to Bear Swamp road in the eastern part of the Bronx, are likely to receive awards for damages sustained on account of changes in grades. The City of New York has refused to grant relief and the owners of property affected have asked the Legislature to direct the Appellate Division of the Supreme Court in the First District to appoint three commissioners to hear claims and make awards. S. L. S.

REPORTS ON PENDING LEGISLATION

THE Real Estate Association of the State of New York held a meeting of its Executive Committee at the Ten Eyck Hotel, Albany, this week, President Alfred H. Wagg, who just returned from an extensive Southern trip, presided, and the Real Estate Boards of Buffalo, Rochester, Utica, Watertown, Newburgh, Brooklyn, Long Island, Albany, Staten Island and New York were represented.

A review of pending legislation affecting realty interests was made by Charles F. Warner, chairman of the Legislative Committee and L. D. Woodworth, director of the Realty Taxpayer's Council. This was supplemented by a report from Ex-Assemblyman Stephen D. Stephens, executive secretary of the State Association, who has spent some time at Albany in the interest of the association, James Frank, of Woodmere, Long Island, counsel for the association, to whom several pending measures have been referred and M. Morgenthau, Jr., chairman of the Mortgage Bond Committee, which has charge of the so-called McWhinney bill legalizing guaranteed first mortgage real estate bonds under proper restrictions and chairman of the State Budget Committee, and Anning S. Prall, of Staten Island, chairman of the Special State Income Tax Committee. Lewis H. May, president of the Far Rockaway Real Estate Board and chairman of the Brokerage Committee, re-

ported on the bill for regulation and registration of the real estate brokers. It was determined to redraft this bill as a tax measure and make certain modifications in its provisions and present it to the legislative leaders for immediate passage.

M. Morgenthau, Jr., reported that the counsel of the Savings Bank Association was the only person who appeared in opposition to the McWhinney bill and that with the amendments approved by the Banking Department, there would be no difficulty in passing the bill if the members would get in touch with their local savings banks and explain its provisions. The bill does not directly affect the savings bank, as it is entirely optional for them to invest in these securities. Mr. Morgenthau reported that the bill had the support of savings banks, trust companies and civic and realty associations throughout the State and had been unanimously reported by the Assembly Banking Committee.

Anning S. Prall, chairman, and William Wirt Mills, executive secretary of the Income Tax Committee, reported the provisions of the proposed revision of the Mills Income Tax Bill. This will only be introduced at this session in case of large military appropriations, but will be whipped into shape in any event. It was reported that the demand for an income tax to meet the increased cost of government and to replace the anti-

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MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

THE Real Estate Board's Committee on Legislation has endorsed strongly Senator Foley's bill, Int. 1452, providing a new procedure for city budget making. It requires the Board of Estimate to present to the Board of Aldermen all details of proposed expenditures and the source of revenue from which the budget is to be met, and requires public hearings by the Board of Aldermen before the tentative budget is made up.

Senator Wicks' bill, Int. 1483, designed to prevent owners, or their agents or employees, of apartment and tenement houses, from making agreements with dealers in foods and other commodities for the privilege of selling such commodities to occupants, is approved.

Senator Foley's bill, Int. 1474, amending the Labor Law, requiring hinged or pivoted windows in buildings three stories or more in height, so that they may be cleaned from the inside, is opposed.

The committee's action in detail follows:

Senate Int. 1442, Walker (Assembly Int. 1731, Callahan), an act amending section 196, Greater New York Charter, by authorizing the Chamberlain, with the approval of the Comptroller, to make time deposits of city moneys for a period not exceeding six months in any bank or trust company properly designated for the deposit of city funds.

This bill is approved by the Real Estate Board. It will permit the city to receive additional interest and represents a marked improvement on the city's existing method of financing.

Senate Int. 1452, Foley, an act to amend the Greater New York Charter in relation to the annual City Budget.

The bill provides that between October 1 and November 1, the Board of Estimate shall make a budget for the ensuing year. At the same time the Board of Estimate is to submit to the Board of Aldermen drafts of finance bills to consist of a proposed appropriation ordinance, a proposed bond authorization and a proposed revenue ordinance.

In the making of the budget, departmental estimates are to be made not only for the heads of departments, bureaus, offices, boards and commissions, but also for all other spending units and agencies receiving money from the city. In case such departmental estimates are not submitted before September 10, the amount actually appropriated for the current year shall be regarded as an estimate for the ensuing year.

The Board of Aldermen is then required to consider the estimates in open meetings in committee of the whole, at which meetings department heads, officers or agencies whose estimates are being considered, or their representatives, must be present to answer questions, explain and discuss the estimates.

On October 10 the Board of Estimate must prepare for public discussion a tentative budget and on October 20 the Board shall file the budget as proposed for adoption. After the latter date no increase or addition can be made.

The bill also provides that the budget submitted by the Board of Estimate to the Board of Aldermen shall include an estimate of the financial resources which will be available for meeting the cost of conducting public business for the next ensuing year and the amount it is estimated will be available from revenue sources and the amount available through borrowing.

The Real Estate Board urges the passage of this bill. The procedure provided is excellent. It will do away entirely with the possibility of any eleventh hour juggling and by providing for open discussion of the various items before the Board of Aldermen it will give the fullest publicity to the whole proceedings.

Senate Int. 1463, Gilchrist, an act amending section 111, Decedent Estate Law, and section 21, Personal Property Law, by providing that executors, administrators or other trustees of trust funds may invest the same in shares or

THE accompanying report on bills before the Legislature is furnished by the Real Estate Board of New York. It is prepared by a sub-committee of the Legislation and Taxation Committee and a sub-committee of the Real Estate Laws Committee, acting jointly. The Committee consists of the following:

Robert E. Dowling, Chairman Legislation and Taxation Committee; Samuel P. Goldman, Chairman Real Estate Laws Committee; John P. Leo and David A. Clarkson, Vice-Chairmen Legislation and Taxation Committee; Carlisle Norwood, B. E. Martin, William J. Tully, George W. Olvany, Stanley M. Isaacs, Henry R. Chittick, William B. Ellison and Harry Percy David.

parts of bonds and mortgages on unencumbered real property provided such share or part of such bond is co-ordinate with all other shares or not subject to any prior interests therein and providing that such bonds and mortgages shall be held for the benefit of such fiduciary and other interested persons by the fiduciary or by a trust company or title guaranty corporation and a written certificate to that effect furnished.

This bill is approved by the Real Estate Board.

Senate Int. 1473, Dowling, amending the Greater New York Charter by providing that the provision against a city department or officer incurring expense without a previous appropriation therefor, shall not apply to a bid received after public letting for a contract for work or materials or a contract entered into on such bid if the amount of the bid is in excess of the appropriation theretofore made, provided a sufficient appropriation is made before the contract is awarded. This applies to bids heretofore received and contracts heretofore entered into if sufficient appropriation was or is made before the award of the contract.

This bill is opposed. It would open the door to collusion and favoritism in awarding contracts. Even under the present methods men of standing are very loath to submit bids for city work. The proposed bill would give the man "on the inside" an advantage over the man who bids simply in good faith.

Senate Int. 1474, Foley, an act amending the Labor Law by providing that in all buildings three stories or more in height all windows above the second story shall be so constructed and equipped with hinges, pivots or other means that the exterior surface of the sash and glass may be presented interiorly to the building for the purpose of cleaning.

This bill is opposed by the Real Estate Board. It adds another unnecessary provision to the Labor Law and would add considerably to the already high cost of building construction. The protection sought to be secured for window cleaners is not necessary and is out of all proportion to the cost at which it would be secured. The existing types of windows coming within the provisions of the bill have not proved conspicuously successful.

Senate Int. 1483, Wicks, adding new section 861 to the Penal Law, prohibiting agreements or contracts between dealers in foods and other commodities and the owner, agent or employees of apartment or tenement houses giving such dealers the privileges of selling supplies to occupants of the apartment or tenement house. Violation is a misdemeanor. The occupant is given a right of action against the dealer who pays for such privilege.

This bill is approved by the Real Estate Board. The Board is not informed as to how prevalent this custom is, but wherever it exists it is a pernicious form of graft and the strongest measures should be taken to secure its abolition.

The bill should state a little more clearly, however, the persons who are liable. Strict construction of the bill in its present form might not include superintendents, etc. Owners very seldom manage their apartments, such management being almost entirely entrusted to real estate agents or managers. Under this bill it might be difficult to secure the conviction of an owner, as in most cases he would be without guilty knowledge of the offence. The superintendents, janitors, hall boys and other employees are the worse offenders in this

form of extorting graft from the tenants. Section two of the bill should be so worded as to include not only the owner, who does something through his agent, employee or representative, but also the agent, employee or representative.

Senate Int. 1504, Murphy, an act amending the Tax Law so as to provide that in case of sale by any corporation of a portion of its real property, the lien of the corporation tax including interest and penalties may be apportioned, and upon payment of the portion thereof properly chargeable to the particular real property, such real property is to be discharged from the lien of the tax.

This bill is a sound and practical amendment to the law and is approved by the Real Estate Board.

LEGISLATION.

(Continued from page 581.)

quoted and unjust personal property tax, is growing all over the State. After receiving suggestions from the Executive Committee, the matter was referred to Mr. Prall's committee with power to proceed. The association adopted the following resolution with reference to the Torrens amendments:

"Resolved, That we favor the general principle of the Torrens system legislation and recommend to the Judiciary Committee of the New York State Legislature such amendments to the existing bill as will make its operation effective."

After a discussion of the Bronx Home Rule Bill, Int. 53, the following resolution was adopted:

"Resolved, That this association cooperate actively in obtaining a larger degree of 'Home Rule' in cities and counties, in the administration of purely local matters, and that a committee of this association be created to investigate and report such constitutional amendments and legislation as may be necessary."

The association unanimously endorsed the Lawson bill, making possible the alteration of private dwellings into three-family tenements under the Tenement House Law.

The association disapproved of Assembly Bill No. 1637, providing for full uniforms for city employees.

The association disapproved of the Senate Bill No. 1434, increasing the license fee of insurance brokers.

The association approved of Senate Bill No. 1028, exempting machinery from taxation of real estate.

The association disapproved of Assembly Bill No. 497, providing for an annual tax on mortgages, as this would simply mean an additional tax on real estate, whether the owner is forced to carry a mortgage and would increase interest rates.

The association adopted the following war resolutions after consultation with the Adjutant General:

RESOLVED, That the Real Estate Association of the State of New York heartily endorses the plan for the mobilization of the agricultural resources of the State and the patriotic farm loan and urge its individual members who own or control unimproved lands to tender the same for such purposes and to cooperate in every possible way.

WHEREAS, The association, being desirous of offering its services to the Government of these United States and to the Government of the State of New York, therefore be it

RESOLVED, That a committee be appointed to immediately compile an accurate and complete list of the members of the above association, which list shall contain all necessary details desired by the Government, and that a copy of said list shall be delivered to the Department of War, the Commander of the Department of the East and a third copy to the Adjutant General of the State of New York, and be it further

RESOLVED, That a second list be prepared and sent to the above departments containing the names, etc., of all members of the above mentioned association having engineering ability and be it further

RESOLVED, That special committee or committees on appraisals be appointed from time to time to appraise gratuitously such lands as may be required during the present crisis for governmental purposes, and be it finally

RESOLVED, That the association offer its services and the services of its members in such other ways as in the judgment of the proper authorities is needed, and that the secretary shall send or cause to be sent a copy of these resolutions to the proper authorities.

FIRST ELEVATOR APARTMENT HOUSE IN QUEENS

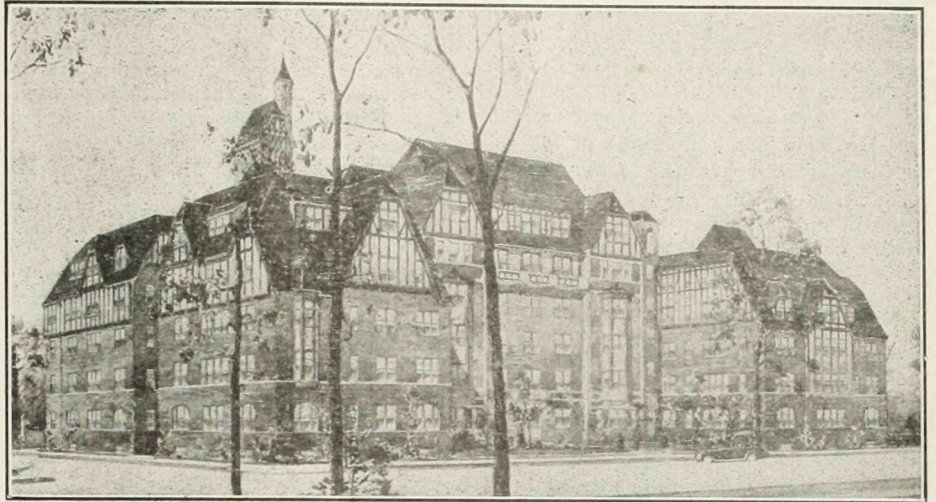
Handsome Structure, Costing \$300,000, Exclusive of Land, Will Be Erected at Forest Hills Gardens

SUBURBAN apartment living has recently attained a considerable vogue, particularly among small families that are desirous of enjoying the benefits of country life, yet hesitate to assume the responsibilities of the management of a strictly private dwelling no matter how small. The difficulties of obtaining efficient domestic help is one of the principal reasons for the popularity of the new suburban apartment house, and from present indications it would seem as though this type of construction is to become an important adjunct to out-of-town building. Some projects of this character already have been erected, notably that at Bronxville, N. Y., and in the Oranges in New Jersey, and their popularity has no doubt influenced the development of an operation of like nature, recently started on Long Island. The latest multi-family dwelling is unique in a number of respects, the chief of which is the fact that it is the first elevator apartment house to be erected in the Borough of Queens.

This apartment is being erected at Forest Hills Gardens, Long Island, on property purchased from the Sage Foundation Homes Company and will be the first of a group of three structures devoted to apartment living. The building has been planned to harmonize in every respect with the style of architecture that has been maintained throughout the entire development. Grosvenor Atterbury, architect for the Sage interests, has approved the design and plans for the new building, as has likewise the Tenement House Department of New York City.

The project is owned by the Garden Apartments, Inc., F. F. French, vice-president, and is being erected under a general contract by the Frederick F. French Company, 148th street and Courtland avenue, Bronx, who are also the architects. Earle & Calhoun, 200 West 72d street, Manhattan, will have entire charge of the rental and management of this operation. The monthly rentals will average \$20 a room. The cost of construction is estimated to be in the neighborhood of \$300,000, exclusive of the value of the land. The building loan was obtained from the Dime Savings Bank, of Williamsburgh.

The structure, for which excavations have just been started, will be a house-keeping apartment in every sense of the word and will embody all of the best ideas of modern apartment house planning and construction. The operation will occupy a frontage of 190 feet in Dartmouth street and will have a depth of 106 feet in Tennis place. The Tennis place or western exposure will overlook the property of the West Side Tennis Club. The plans call for a building six stories in height, of semi-fireproof construction. The design of the exterior is in the style of the English Tudor pe-



F. F. French Co., Architect and Builder.

"GARDEN APARTMENTS" AT FOREST HILLS, L. I.

riod and the facades will be constructed of tapestry brick with trimmings of limestone, stucco and half timber. All four elevations of this structure will be treated in a similar manner, so that the building will present a finished appearance no matter what point it is viewed from. The roof, with its many gables, will be of red Spanish tile, as are the great majority of the roofs of the other structures located in the Sage development. The architectural style selected will harmonize thoroughly with that of the development and the structure will become one of the noteworthy units of this interesting suburb.

The Garden Apartments will provide living accommodations for a total of seventy families, in suites containing from three to six rooms with foyers and bathrooms. The six-room suites contain a maid's room and two bathrooms. There will be no hotel features in connection with this project, each suite will be a complete housekeeping unit, equipped with the latest devices and appliances designed for modern convenience. The basement will contain the heating and service plant, living quarters for the superintendent and a completely equipped laundry and steam clothes dryer for the use of the tenants. Additional rooms for servants will be provided on the ground floor.

One of the unique features of this structure will be the studio apartments that will be located on the top floor. The studios proper will have ceiling heights of approximately fifteen feet, with beamed ceilings and will be lighted by skylights and especially large studio windows. The rooms throughout the building are all of good size and proportions, with excellent closet space. The large court in front and the smaller side and rear courts will provide ade-

quate light and ventilation for the rooms that open upon them. The main entrance of this building will be through an artistically planted court in the Dartmouth street side, which will open into a corridor and reception hall that will be one of the principal architectural features of the operation. This hall will be beautifully decorated and furnished in a style to harmonize with the character of the structure and in keeping with the architectural style.

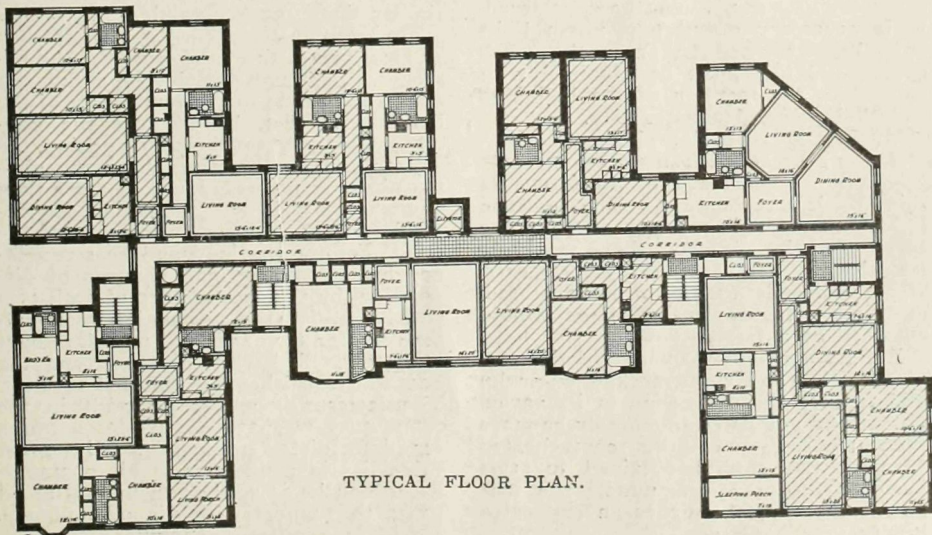
Book on Estimating.

A handy volume, dealing with estimating building costs, by William Arthur, has just been published (David Williams Company). The object of the book is to give information to building tradesmen, contractors, material men and technical students, but it should also be found of use to all interested in the construction of homes, barns, stores and small manufacturing establishments.

Every chapter is given over to a special subject, and at the close a series of questions are put so that the reader may become thoroughly familiar with its contents. Classes studying this subject will find these questions of considerable help. The major subjects dealt with in the book are excavation and piling, concrete, brickwork, stonework, plastering, woodwork, millwork and glass, solid and sheet metal, roofing, painting, plumbing and heating, miscellaneous, hints on drawing and the key to reviews.

Cannot Comply With Request.

An opinion by Commissioner Travis H. Whitney has been approved by the Public Service Commission in the case brought by the Taxpayers' Alliance of the Bronx to compel the New York Central Railroad Company to reduce its fares for local service on the Harlem Division, within the city limits, and to increase the amount of service provided. The opinion finds that the Commission cannot comply with the request of the Alliance. No order, however, has yet been adopted by the Commission, but a copy of the opinion has been submitted to the railroad company and the attention of its officials called to the concluding paragraph in which Commissioner Whitney points out in effect that the company should find some method of access to the Grand Central terminal in addition to its Park avenue tracks, in Manhattan. Reports have been in circulation that the railroad company might at some future time connect the west side tracks with the Grand Central station by way of a tunnel underneath 56th street or some adjacent street. Were such a connection made it might become possible to increase materially the number of trains for local service operated upon the Park avenue tracks.



TYPICAL FLOOR PLAN.

ONE SPHERE OF THE ENGINEER

Cooperation between the Realty Broker and Engineer Will Result in Benefit to the Owner

By ABIJAH C. FOX

WHEN the early settlers made their clearings and constructed their rude log cabins, the services of the engineer were not necessary. Each settler was his own engineer and surveyor. He fixed the boundaries of his little farm by piling stones at the various corners, or by leaving a stump in the ground and blazing the portion left standing. He also had an understanding with his neighbor as to the dividing lines between their respective plots of ground. At this time there were no real estate brokers and none were necessary. Each settler attended personally to his real estate transactions. As the settlement grew in size and in the number of inhabitants, the plots so rudely marked, became more valuable, disputes arose as to the ownership of certain parcels of plots of ground. It was necessary then, that property lines should be more definitely established and the engineer with his compass and chain was called upon to fix lines, mark corners and determine lengths of boundaries and then to compute the area of the property. The real estate broker later became a factor in all transactions and has continued to be to this day.

Co-operation Necessary.

A spirit of co-operation should exist between the real estate broker and the engineer. In this way and in only this way, can the best results be obtained. The engineer is not a necessary evil, though in the minds of some poor, deluded people, that seems to have been recognized as a fact. The broker has something to sell and his business is to sell it, but before he can do so, he must know exactly where the property lies and exactly how much there is of it. This is where the engineer comes in and co-operates with the broker. He makes a survey of the property, and the transaction can then be completed. At the present time there are no transfers of real estate made without the purchaser having the plot surveyed. In many cases, especially in the more thickly settled districts, the title is guaranteed on the information furnished by the engineer. This precaution on the part of the broker, as well as the owner, has saved an enormous amount of litigation, which means money. Without wishing to place undue importance on the engineer, there is no denying the fact the engineer figures in all real estate transactions and occupies no insignificant or unimportant position. It matters not what problem is presented, whether it be the building of a bridge, the erection of a building or the construction of a railroad, the engineer is the person who has to pass finally upon the plans and later in the carrying out of the project, to see that the work is brought to a successful completion without any waste of monies or additional expenditures.

Lot Development.

In the case of developing new tracts for building sites, the value of the engineer depends not only upon his laying the ground out in building lots and cutting streets, but further, in the fact that he must see that his development is of such a character as will tend to make the lots salable, to render them more easily graded and further, to see that the cost of sewerage systems, water supply and other improvements, will not in the future be excessive. The topography of the ground must be first considered and then the most advantageous subdivision be employed. Excellent pieces of property have been utterly ruined due to the manner in which they were subdivided. No attention was paid at all to the fact that at a later date, sewers must be put through the streets and this could be done only at a great expense, which in itself might render the development un-

salable and in the end, would either utterly fail or else develop into a losing proposition. The real estate broker has many opportunities where tracts are offered to him which are suitable for high-class development.

Usual Procedure.

In many cases, the story is this. He looks around for a surveyor or engineer to lay out his tract of ground, thinking that the only thing necessary is to have the land subdivided into lots and that purchasers can be, and will be, readily found. The engineer or several engineers are asked for prices for the work of subdivision and finally decides that the one who gives him the lowest price for the work is the best man to employ. This is sometimes a mistake. The cheapest man at the beginning is frequently the most expensive man in the end.

On the other hand, the man to employ is the one who has had experience in the class of work under consideration and who can see at a glance the best layout for the property, after of course, taking into account the topographical conditions, and some of you, no doubt, have had the very experience outlined above. Instead of getting drainage along natural lines, frequently, sewers and water mains have to be laid across the subdivided property or else by a circuitous route, and this latter method is much more expensive than the former.

Building Engineering.

In building engineering, very much the same conditions prevail. The real estate broker enters into the proposition to sell a valuable piece of property upon which the erection of a building is contemplated. If he has among his friends an architect, most likely he will obtain his services for preparing the plans and specifications. The broker or the architect may employ an engineer, who, while a building will be built, still, is not the most economical and certainly is not in many instances, the best designed. Instances have come to my own attention, where plans issued from architects' offices and passing through the hands of the real estate broker have been redesigned and a great saving effected in the cost of the materials. This is especially true as regards the steel and reinforced concrete floor construction which comprises a large portion of the cost of the operation. If these two items are not carefully designed and economically designed, the building will cost many thousands of dollars more than necessity demands.

Plant Engineering.

In industrial and manufacturing plants, the same remarks apply as in building engineering. It is necessary not only to consider the topography of the ground, the location as regards convenience to railroads, but in certain classes of manufacturing plants the light conditions and the prevailing winds must be considered. It is necessary often, that north light only be permitted to enter the work rooms and this must be obtained with respect to the location of the buildings and their general construction.

Much is heard to-day about efficiency. Did you ever consider that the engineer is the most necessary of all forces in this world's economy? The electric light plant could not run without the services of the engineer; there would be no electric railways, no street cars, steam railroads could not be operated, and ocean transportation lines would cease to be a factor.

But be sure that you obtain the services of a good engineer and one who understands the profession in its varied phases and you will undoubtedly be more than pleased and fully compensated through the results obtained on this basis. Of course it is understood that an incompetent will prove an expensive luxury.

LAND DEVELOPING.

Some Reasons Why the Suburban Districts Are Chosen for Homes.

ONE of the large contributors toward the growth of suburban New York, has been the legitimate land developer. On every side along the shores of Long Island, among the hills and valleys of Westchester and New Jersey, are to be seen the evidence of his industry, which has transformed farm and wastelands into residential centers. His contribution toward the expansion of the greater city and toward the creation of what is called the Metropolitan District, is a noteworthy one; the existence of many a prosperous community may be traced directly to his brain and handiwork.

The days of walled cities and concentrated activity are no more. Twentieth century progress has removed the great barriers and influences that gave the cities their power. The railroad and the automobile have removed the last surviving drawbacks to the growth of suburban communities, namely, the inaccessibility of the home to the place of business. While the lure of the city is still strong and a great deal of the business activity is still centered there, it is to many losing its attractiveness for residential purposes, and people are seeking homes in less confined areas. There is always the dormant ambition in every householder to possess his own home, and the first opportunity that offers itself is eagerly seized.

The reasons, therefore, for the suburban trend are many and varied, but over them all hovers the influence of the developer. That he has had a share in the movement, is undeniable; that he should be actively associated with it, was inevitable.

Suburban developers may be divided into three classes, each of which is exercising its particular function. The first is the operator who acquires a large tract of virgin land from the farmer, subdivides it into building lots by stakes, and re-sells it in this form.

The second class purchases land in a similar manner, also subdivides it, but before re-selling, installs improvements, such as water mains, sewers, sidewalks and the other physical requisites of every community.

The third class represents the highest type of developer, in the sense that he comes nearer to the real meaning of the word. He does all the things above mentioned and in addition, either builds a house for the client, or finances the operation. He turns over the finished product.

Each of the three classes of operators contribute to the welfare of society, and this, regardless of the fact that they are not in business for altruistic reasons, but with the more or less mercenary idea of making money.

The man in the first class represents the simplest form of developing. He acts as the intermediary between the large owner and the small investor, who has a little capital, that is ready to be placed in a good real estate proposition. The developer, here, directly releases capital into real estate channels and renders the opening of new areas, along similar lines, more possible.

The second class goes a step farther and prepares the land for the home-seeker. Although the developer himself does not assume the responsibility of the building project, he assumes the governmental powers, through opening the streets and inaugurating the many physical improvements. He does more than buy a large tract and cut it up. He expends money of his own, outside of the initial cost of the land and he strengthens his investment and chances of disposition, by the expenditure of both cost and labor, for the production of a better commodity. This class of developer is closely allied with the third type, the one who furnishes the finished product. The latter fills a definite want in the community in that he provides a home for immediate occupancy. His great value lies in confidence in his commodity, which he is ready and willing at all times to support with his own money. He is, in a sense, a banking medium.

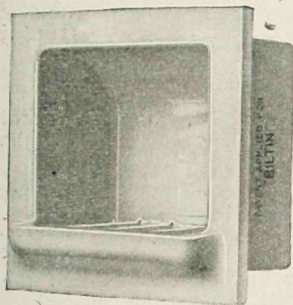
NEW AND USEFUL APPLIANCES

Novelties and New Applications of Familiar Devices,
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

Unique Soap Container.

MODERN bathrooms are likely to contain luxuries and conveniences that were unheard of but a few years ago and there have recently been a number of bathroom fittings placed on the market that are unique as well as useful. One device of this type is a patent china soap holder, made in tile, sized and designed to be built into and flush with the wall. Being made of



china this holder is sanitary and needs no polishing as does nicked soap holders. This holder is most convenient for the kitchen and pantry sinks, laundry and bathrooms. They are made in various sizes according to the use to which they are to be put. The statement is made that the china will not craze and is impervious to soap greases. These holders are especially adapted for use in fine residences, hotels, high class apartments and institutions.

New Gypsum Products.

GYP-SUM products are rapidly gaining in popularity in modern building construction and it is possible that they will soon rival baked clay products in certain phases of construction. Gypsum was formerly only used for wall plaster, finishes and ornamental work, but its use has gradually been widening, until now the scope of this product is varied and includes usage in a number of branches of construction work. One of the most recent uses to which this material has been put is the construction of roof decks and it is stated that the product used for this purpose possesses marked structural strength, as demonstrated in experiments that were made recently. Gypsum is susceptible to steel reinforcement in a similar manner to concrete. Although the weight of this material is said to be only half as much as concrete, the new process by which slabs and roof tiles are made have demonstrated remarkable strength. Tests of a number of T-section tiles, reinforced with steel rods and steel mesh, designed to carry a safe load of forty pounds to the square foot, showed them capable of carrying a uniformly distributed load of 200 pounds to the square foot. The claim is made that the use of this product in roofing work is economical both in cost and the amount of labor involved. The ten-foot slabs reach from truss to truss, obviating the necessity for using T-iron purlins, which are necessary when other roofing materials are utilized. These roof-slabs can be molded on the job, as it is only necessary to add water to the powdered material before it is poured. The gypsum sets rapidly and the slabs can be removed from the molds within from fifteen to thirty minutes of the time the material was poured. Full strength is attained in about twelve hours. The gypsum is said to generate sufficient heat within itself, in the setting, to prevent freezing even in the coldest weather, and as it is not affected by frost, as are

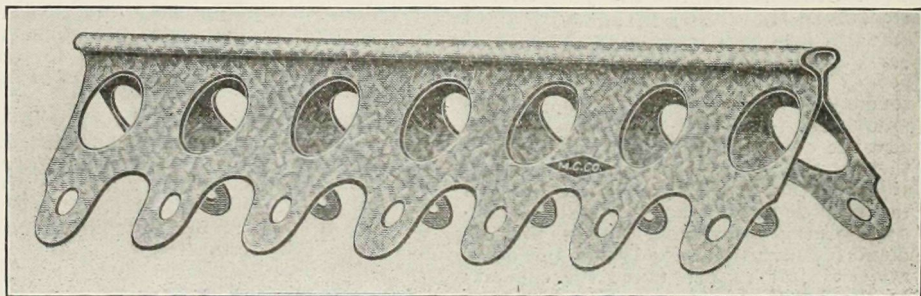
so many other building materials, it can be worked with at all seasons. The claim is made that the use of gypsum slabs in roof construction costs but little more than a wood deck, that the method of construction is light, durable and fire-proof, and saves the cost of steel and labor.

Candle Fixture Socket.

CHAIN pull candle fixture sockets have been designed to work smoothly in standard fibre or glass candle sleeves. They are of sufficient diameter to fit snugly within the candle. All the live parts are concealed within the body with the exception of the terminal plates, as a result of which it is claimed that a short circuit from careless wiring is impossible. The chain may be easily removed. The screws are of large and of sufficient length to accommodate the wires, and the raceways for the wires are deep enough to prevent crowding or bulging of the fibre casing.

Practical Slide Rule.

SOME mechanics are so used to the old fashioned folding two-foot rule that they find it hard to see or understand anything else. Others are quick to appreciate the advantages of a new slide rule that has recently made its appearance on the market. This slide rule can be used for any purpose for which the old fashioned folding two-foot rule can be used and it is also adapted to a great many other purposes which, it is claimed, cannot be accomplished by other rules. The new type of slide rule can be used to take measurements between any two given points, such as the width of a window between the jambs, the inside measurements of a box and similar measurement. The rule is further self-reading, for any measurement between eight inches and eight feet, making it especially desirable for taking measurements in the dark or out of the way places, where the rule must be brought to the light for reading.



Concrete Mixer Meter.

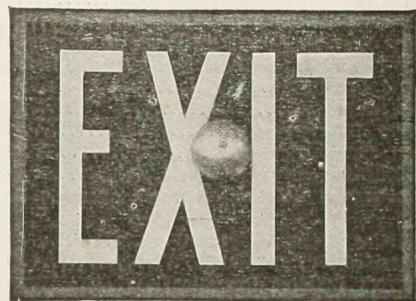
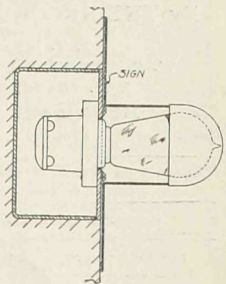
THERE has recently appeared on the market a water measuring device, weighing seventy-five pounds, that can be attached to any concrete mixer to control the quantity of water used with each batch of concrete. This device has a regulating dial that can be set to provide any quantity of water desired after which the operating lever is thrown, allowing the machine to deliver the necessary amount of water, when it is automatically shut off, leaving the machine ready to supply the next batch and so on. Accuracy and expedition are thus promoted. The device is said to be especially adapted for use where concrete must be delivered through a chute.

Water Softening by Electricity.

WATER softened by electricity, especially for use as boiler feed water, is attracting the attention of American mechanical engineers. After the softening compound has been added to the water it is circulated past parallel electrodes, which are placed close together in order that as much of the water as possible may be brought in contact with the surface of the plates. The ionising properties of electricity separate the compounds into their components, thereby hastening the recombination to form precipitates, which are easily removed. Ten million gallons of water per day, it is stated, may be treated with only 480 watts per million gallons.

Illuminated Exit Signs.

AMONG recent appliances to further the safe and rapid egress from public and semi-public structures in the event of fire or panic is a new illuminated electric exit sign that is said to embody a number of interesting features. One type of this sign remains visible when the current is off. Light energy is stored up in a manner similar to the way a storage battery stores up electric energy, thus making it possible to locate the exist in a theatre or other type of auditorium when the room is plunged in darkness by accident to the electric equipment. The other type of sign is simply a fire enamel steel plate without



the luminous feature. Both of these signs are said to install and one 10-watt or 15-watt lamp gives ample illumination.

Metal Corner Bead.

BEST modern practice in plastering demands that every plaster or cement corner, inside or outside, should be protected and made damage proof. This can only be accomplished by the use of properly designed and constructed corner beads. In the accompanying illustration is shown a type of metal corner bead that is now used in many buildings of the highest class. The reasonable cost of this material also permits its use in connection with inexpensive structures. This type of corner bead is true and straight and makes the finished corner strong and rigid and protects the plaster when struck a hard blow. These corner beads are made for outside and inside corners, constructed of galvanized open-hearth sheets, and are furnished in 5, 6, 7, 8, 9, 10 and 12 foot lengths.

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Building Construction and Building Management
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United States foreign trade, during March, gained \$156,000,000, as compared with February, both exports and imports showing remarkable gains.

On Monday the First Neighborhood Health Census of New York was begun by the Chelsea Neighborhood Association, and as a result the residents of the neighborhood will study local health problems on their own initiative, rather than leave them entirely to the care of public officials. The move is unquestionably a wise one, and marks an important step in the city-wide and nation-wide movement for the co-operation of citizens with the public authorities.

Record traffic passed over the New York Central lines for the year ending December 31, 1916. Operating revenues amounted to \$201,585,000, an increase of \$33,673,000 over 1915. Although expenses increased by \$20,344,000, the net revenue from railway operations amounted to \$71,846,000, recording an advance of \$13,328,000, as compared with the figures for the previous year. In spite of the congestion of freight and the resultant tying up of its cars, business pressure growing out of the demand for munitions, foodstuffs and other materials for export taxed the capacity of the road and raised operating to a high state of efficiency.

Leading economists in a memorial forwarded to Members of Congress and the Cabinet are urging the adoption of the policy of taxation rather than that of bond issues, in order to meet the war expenditures. Although they are not opposed to the large initial bond issues, nor to future bond issues for the benefit of the Allies, the memorial states that the taxation policy would prevent the price inflation which must result from large bond issues. "The present high level of prices in Europe and America is primarily due to war bonds and paper money issued abroad. If the United States joins on a huge scale in this policy of borrowing, prices are bound to become far higher," it states.

Food Situation.

New York City, with characteristic enterprise, is responding to the appeal of President Wilson for co-operation in the nation-wide movement toward the relief of the food situation. Since the President in his memorable plea declared that the result of the war and the fate of the nation depends in a large measure upon the farmers of this country, the nation has been swept by a great wave of enthusiasm, which is beginning to take concrete form in unprecedented interest in the agricultural crafts.

In this activity, New York City and the entire Metropolitan district is ably participating. The Board of Estimate and the Board of Aldermen have joined in the organization of a committee to examine into the question of establishing a bureau for the registration of vacant land within the city limits for cultivation purposes, and this action has been supplemented by the appointment of the Mayor's Committee of Food Gardens, which will co-ordinate the many individual activities, and will place all work of this character under systematic and efficient organization.

The new responsibility of the United States has made its sphere of influence felt in practically every walk of life, and public interest has awakened as probably never before in the history of the nation, toward the increase and conservation of the food supply. The owner of the million dollar country estate in Suffolk County, and the owner of the backyard in the Borough of the Bronx, have joined hands in the mutual task of utilizing hitherto idle and unproductive land for the common good. New associations have been formed to stimulate interest in gardening; city employees, public school children, property owners, bankers and mechanics have united in resurrecting the neglected backyard and the vacant lot.

Nationally, mobilization of the production and distribution of food is also receiving careful consideration, and a workable food control program is being prepared by the administration, through the Department of Agriculture and the Federal Trade Commission, who are receiving the heartiest assurances of support from farmers throughout the United States. In this hour of trial citizenship is being confronted by new problems and is assuming hitherto unknown responsibilities. The crisis might have come at any period of the year, but when it did arise it came when opportunity was afforded for both arousing and organizing farming activity.

With Government aid and counsel extended toward the farmers in a greater measure than ever before, with the cities, towns and villages ready to do their full share, and with each individual extending forth his hand and hoe for the mutual welfare, the nation may find real encouragement in the hope that sufficient food will be available, not only for our own use, but for the requirements of our Allies.

As the war progresses, victory will depend more and more upon an adequate food supply. With American enterprise and money concentrating upon the production and distribution of food, in support of the Allies the outcome should not long be in doubt.

Building Accidents.

According to the bulletin recently published by the New York State Department of Labor, the number of preventable accidents that happen in the building trades would seem to be entirely out of proportion to the number of men employed. Compared with the number of accidents to factory employees, the building trades make a very poor showing. The total of accidents in the structural trades indicates that adequate measures should be taken at once not only to reduce the hazard, but also to educate the employees in the building trades in the principles of "Safety First." Approximately four times as many people are engaged in the factories of New York State as are employed in building and construction

work, yet, during the four years from October 1, 1910, to September 30, 1914, more fatalities due to accidents occurred in construction work than in factories. In the building trades there were 1,641 accidents ending fatally, and in factories, including 204 deaths resulting from three large factory fires, there were but 1,285.

Carelessness is unquestionably one of the great factors responsible for the number of accidents in the building trades. While in many respects the contractor in charge of the operation may be blamable for permitting the hazard to exist, the accident is very often the result of a careless attitude on the part of the employee. Falls are among the most common forms of accidents in construction work. Carelessness is the prime reason for the falls. Mechanics engaged in the erection of buildings and in other branches of construction work become so accustomed to working at great heights and in such perilous positions that they often cease to have a proper regard for the hazard entailed. The old aphorism "Familiarity breeds contempt" is quite true of the attitude of the average mechanic working on the construction of a modern building. When this attitude is encouraged by the contractors in order to make better time or for the sake of economy in some form or other, accidents are certain to follow.

Many of the fatal accidents that occur in building are due to the fact that the scaffolding upon which the mechanics and laborers are working is not properly anchored, not of sufficient strength to support the loads imposed, or built of old and partly decayed timber and lumber. Sometimes the scaffolds are without the required guard rails, contain loose boards or are in some other manner a hazard to the employee called upon to use them. Accidents which naturally follow the neglect of the contractor or his representative on the job cannot be attributed to carelessness on the part of the workman, but the workman can assist in the reduction of the number of accidents by noticing the defects in the construction of scaffolds and false work from which they are to work, and insist that their safety be provided for.

Building accidents generally are the result of carelessness on the part of the contractor or workman, or both. The contractor does not take sufficient care in the construction of the scaffold or desires to economize in cost, and the workman is not willing to take the time to assure himself that the platform or scaffold from which he is to work is secure and safe.

In order to reduce the number of fatal and serious accidents incidental to building and other forms of construction work, it will be necessary for the contractor to make sure, first, that the structures and equipment used by the mechanics are absolutely safe, and second, that the employees are trained and encouraged to think in terms of "Safety First."

The Corona Extension.

One week ago today the Corona extension of the Dual Subway System was opened to the public. With the operation of this line the fourth unit in the Queens transit scheme became a reality. The sections tapped include some of the most important in the Borough of Queens, Long Island City, Woodside, Winfield, Elmhurst and Corona all being brought within the five-cent rate zone.

There is but little doubt in the minds of any what this extension will mean to the ultimate upbuilding of the Borough, for vast virgin territories have been made available for immediate improvement, sections which heretofore have been almost isolated. This addition to the already comprehensive rapid transit system is only a step in the development of the North Shore of Long Island, for, unless present plans miscarry, the deal between the city and the Long Island Railroad Company will become a reality and the lines will be extended to White-stone Landing and Little Neck, which is the city line.

Woodside will be an important junction, for it is at this point that connections can be made with several of the lines operated by the Long Island Railroad, which will have the tendency to bring the more remote sections of today into direct touch with the Grand Central Terminal zone.

Past history has shown that building operations have always followed the line of subway construction, and there is every reason to believe that the present instance will not be an exception to the rule. Another step which should be taken immediately is the establishment of a local service between Jamaica and the Woodside and Hunterspoint avenue stations, where connections can be had with the rapid transit system. The service, when in complete operation, will be similar to that at present obtained on the Atlantic Avenue Division, between Jamaica and Flatbush avenue, Brooklyn. The railroad company carries more passengers on this division than on any other of its lines, on account of its subway connections. A similar service on the Main Line, from Jamaica to Woodside and Long Island City, will have most beneficial results to the section.

Reinforced Concrete Chimneys.

Editor of the RECORD AND GUIDE:

The prejudice that has existed in the past against concrete chimneys has in recent years been practically eliminated owing to the satisfaction this type of chimney is giving wherever proper care has been given to design, workmanship and material. There is hardly a large engineering concern today of any standing that is not approving this type of chimney. Several of the largest engineering concerns are building all self-supporting stacks of reinforced concrete where spaced and other conditions will permit. As an example of the wide range of service to which the reinforced concrete chimneys are now being applied, we might mention an installation under construction at Port Colborne, Province of Ontario, where there are two chimneys 350 feet high to be used on copper smelters and subject to sulphuric acid fumes—one chimney 175 feet high ordinary boiler service—two chimneys 100 feet high, to be used on furnaces and designed to withstand a temperature of 2,000 degrees.

The common practice for ordinary boiler service is to line the chimney with a good grade of hard burned brick for approximately one-third of the total height of the chimney to prevent unequal stress in concrete at a point of entrance of flue gases. The chimney is usually designed that compression will not exceed 400 pounds per square inch and so reinforced that tension from wind will not exceed 16,000 pounds per square inch in the vertical steel reinforcement. The chimneys are reinforced horizontally to prevent cracking due to temperature stresses. The horizontal reinforcement usually consists of small rods closely spaced.

Most specifications call for 4-inch center to center spacing of 1/4-inch round rod. The design that is giving universal satisfaction is the tapering type with walls gradually increasing from top to bottom and is usually built with steel forms, thus allowing the builder to use a wet mixture, which assures a uniform cross section, a smooth finish and a uniform taper. The concrete in the shell is usually mixed in the proportion of 1, 2 1/2, 3. The foundation is usually so designed that the resultant force from wind and weight will fall within the middle third and is usually reinforced. The concrete is mixed in the proportion of 1, 3, 6.

These chimneys are pleasing in appearance and being monolithic are well adapted to withstand shocks and vibration. The horizontal reinforcement eliminates vertical cracking due to temperature stress, a fault commonly found in the radial brick chimney.

Concrete chimneys have the added advantage of being lighter in weight, therefore require less piling where piling is necessary and also have the added advantage of being the lowest price self-supported chimney that can be built.

The advantages enumerated above are gradually eliminating all other types of construction where the height of the chimney is 125 feet or more.

One company building the type of chimney referred to above has built over 500 chimneys of this type without a single failure in their entire experience in so much as they have never had a chimney torn down, blown down, collapse or develop serious cracks.

The 350-foot chimneys referred to in the above are the tallest reinforced concrete chimneys ever built on the American continent, and this is the first reference ever made in a publication to these chimneys.

M. W. ATKINSON.

Reduce the Fire Waste.

Editor of the RECORD AND GUIDE:

The man who cannot fight or farm can render a patriotic service in this time of need by helping to conserve the nation's resources. One of its greatest drains has been its preventable fire waste. Two hundred million dollars have been going up in smoke each year, and most of this loss could easily have been prevented by the exercise of reasonable precautions. Much of the property destroyed was grain, foodstuffs and supplies of which the country and its allies are now in serious need. The citizen who cannot go to the front can show his patriotism by doing everything possible to reduce the fire waste and thus conserve the natural resources.

President Wilson, in his appeal to the public, pointed out this patriotic duty when he said: "This is the time for America to correct her unpardonable fault of wastefulness and extravagance. Let every man and every woman assume the duty of careful, provident use and expenditure as a public duty, as a dictate to patriotism which no one can now expect ever to be excused or forgiven for ignoring." The preventable fire waste of the country is one of its most "unpardonable faults." The state fire marshals and other experts agree that 75 per cent. of it is due to carelessness, individual and municipal. What a crime it has been, in view of the present crisis, that over fifty million bushels of wheat have been burned during the past year, on the farms and in the grain elevators of the country! Most of this loss also was due to carelessness and lack of the ordinary precaution against fire.

If property owners would clean up their premises, get the rubbish out of their attics and basements, be careful about matches and smoking, inspect their flues and heating appliances, and do the ordinary, common-sense thing necessary to reduce the fire waste, they would perform a patriotic service, would protect life and property, and would pave the way for lower insurance rates.

T. R. WEDDELL.

Radical Move.

Editor of the RECORD AND GUIDE:

Filing of plans recently indicate that Fifth avenue is to have a "Five and Ten-Cent Store," which will be devoted exclusively to the sale of small articles. Within recent years New York City has witnessed a number of startling and radical shifts by pioneers as the result of the uptown trend of business, but it would be difficult to find an announcement that has created a more profound sensation among both real estate and business people than the present project.

One does not usually associate Fifth avenue store properties and rentals with commodities that retail at five and ten cents each. The lessees, however, have obtained one of the last remaining available Fifth avenue plottages for modern improvement, for forty-two years, at a rental aggregating \$4,500,000.

A member of the firm is quoted as having explained the move by asserting that the company was "following the trend of business. As it has now centered itself on Fifth avenue, we propose to center part of our activities there. It must be remembered that the very shops that will now be neighbors to us were our neighbors in the old days when Sixth avenue was the fashionable shopping dis-

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

- E. A. Tredwell, real estate broker.
- Frederick D. Kalley, real estate broker.
- Robert R. Rainey, real estate broker.
- B. E. Martin.
- William Douglas Kilpatrick, builder.
- H. H. Murdock, architect.

Question No. 220.—In a contract of sale the following clause was used: "Subject to a certain indenture of mortgage of and interest at the rate of," etc. The contract provides for the apportioning of interest to day of closing. The claim is made that purchaser does not take premises subject to mortgage "and interest." Is not the interest a part of the mortgage lien and therefore the words "and interest" proper where provision is made for apportionment of interest?

F. J. A.

Answer No. 220.—The purchaser takes premises subject to the mortgage, and of course the interest to date of closing, which interest would be apportioned.

Question No. 221.—We are under lease for five years for a store. After a few weeks we find that there is a disgraceful odor in warm weather due to the ground that is filled in. It would be appreciated if you should let us have some advice in this matter. Can we contest the lease?

K.

Answer No. 221.—Where a lessee without opportunity for examination discovers for the first time after possession that by reason of offensive odors a continued use of premises will be a menace to life or health and make the place a nuisance, unless the lessor abates or removes the cause, the courts have held that lessee is justified in abandoning premises. (Sully vs. Smith, 147 N. Y. 248). The facts in each particular case must be carefully weighed. A mere inconvenience is entirely apart from something which will endanger health. Again if the lessee has continued in possession a considerable period without complaint, or if lessor is given opportunity, he may abate or modify the defects complained of, the courts will be exceedingly loath to interfere. Probably affirmative action by the Board of Health, declaring premises a nuisance and a continued use or occupation thereof dangerous, will be a prerequisite.

Question No. 222.—When a fence between two neighboring houses needs repairing, one of the owners is willing to have it repaired, the other is not. What is the customary proceeding for the one that would like to have it repaired?

V. C. F.

Answer No. 222.—One may make the repairs and compel payment by the other.

trict, and before that, when 14th street attracted the best class of buyers. If these shops find they can do business on Fifth avenue, why should not we?"

The reasoning is sound and exemplifies the basis upon which progressive business make their plans. But in spite of the soundness and in spite of our admiration for the daring move, we cannot reconcile a Five and Ten-Cent Store with the line of pretentious and princely retail establishments, which have given Fifth avenue its present day international prestige.

Somehow or other, the two do not harmonize.

A. E. R.

Income Tax.

Editor of the RECORD AND GUIDE:

I consider the advocacy of an Income Tax very dangerous for land owners. The first and heaviest tax laid for State purposes may probably be on incomes from land. The evasions of Income Taxes, already enormous, will increase as they have in other countries, with the weight of taxation. This will lead the authorities to those taxes which cannot be evaded, such as those on land and on improvements in land.

BOLTON HALL.

REAL ESTATE NEWS OF THE WEEK

Well Sustained Demand for Moderate Priced Properties—Leasing and Auction Markets Active

TRADING was quiet this week, the demand concerning itself chiefly with small and moderate priced properties. The tendency for trading equities continued to be strongly identified with the business, and this element was present in the transactions involving both small and large properties. This state of mind on the part of prospective buyers is being attributed to the still prevailing uncertainty regarding the immediate future, and hesitation on the part of the great majority of the investing public to place money in real estate until the situation has become more clarified. The outcome of the placing on the financial market of the enormous war loan is also tending to make lenders and others identified with real estate more cautious since in all kinds of stress and doubt there is a desire for assets to be kept as liquid as possible.

The leasing branch of the market continued active, with commercial leases predominating. There has been no diminution of the steady demand for modern business space in many parts of the city, and there is every indication at this time for continued and well sustained strength of the renting situation. It is interesting to note the many sections of the city and the widely diversified classes of properties which are figuring in recent leases. The more prominent transactions of the week affected a site in Wall street, taken for a long term, which will be utilized for the construction of a modern six-story office building, a Fourth avenue hotel property, to be converted into a studio apartment building, and a row of Fifth avenue buildings owned by the Astor Estate, which are to be altered for business purposes.

Considerable interest will center next week on the auction room, where a large number of choice properties will be offered at both forced and voluntary sale. On May 1 Joseph P. Day is scheduled to offer in the Vesey street Exchange Salesroom as a result of foreclosure proceedings, the Stewart Building, at 280 Broadway, covering the entire block front on the east side of Broadway, from Chamber to Reade streets, the Chambers street side of which faces City Hall Park. The building in its time contained one of the most prominent retail establishments in the city, but was gradually taken over for office use, as the city grew to the northward, and the character of the surrounding property changed. It formerly housed a number of city departments, which vacated a large amount of space upon completion of the Municipal Building. It represents today one of the last remaining Broadway corners of size suitable for big improvement in the downtown section. Mr. Day will also offer, at another of his Special Sales Days, a number of holdings in Manhattan, Bronx, Brooklyn and Westchester county. Prominent among them will be a desirable building site in the automobile district, north of Times Square, comprising plot at the southwest corner of Broadway and 50th street.

One of the largest sales during the year of unimproved property within the city limits is scheduled for Wednesday, May 2, at the Exchange Salesroom at the stand of Bryan L. Kennelly, who will present at public sale, 128 lots in the University Heights section of the West Bronx. The property has frontages on Fordham road, Sedgwick avenue, University avenue, Andrews avenue, Cedar avenue, Hampden place, West 182d street and Harlem River Terrace.

Splendid Showing.

Pease & Elliman on April 1 closed their fiscal year, and the report of the treasurer showed that it was by far the most successful one of the twenty years of activity. They made a remarkable record in closing 1,640 separate sales and leases, not including renewals or a great many leases which were closed directly through the Management Department, and on which no separate commission was charged. There are approximately 300 working days in the year, including Saturdays, which are really half-holidays, and this makes the average of more than five separate transactions closed during every working day. In the volume of gross commissions it is interesting to know that the firm practically doubled its business during each five years, so that the business of the past fiscal year was four times as great as that of ten years ago, though at that time Pease & Elliman had one of the largest real estate businesses in the city.

The following are the directors who were elected: Lawrence B. Elliman, W. Albert Pease, Jr., Robert A. Grannis, Jr., O. DeLancey Coster, Francis S. Bancroft, Samuel J. Tankoos, John C. Meagher, John Chase, Lansing P. Wood, Edward C. Ohl (manager of Pease & Elliman's West Side office, at 72d street and Broadway) and Lee T. Smith (of the downtown office at 55 Liberty street).

One feature of the business which has shown a substantial growth has been the renting of apartments east and south of Central Park this year. Pease & Elliman were instrumental in closing leases of 717 apartments as against 556 for the year 1916. This is an increase in apartment rental of 161, and the increase in gross commissions was 50 per cent. Pease & Elliman did 51 per cent. of the renting of apartments on the East Side, their nearest competitor 31 per cent., and all other brokers combined only 18 per cent.

Conversion of Buildings.

A decision of general interest, with respect to the conversion of existing buildings to uses for which they were not originally planned or adapted, is contained in a resolution recently adopted by the Board of Appeals.

Alexander C. MacNulty, attorney, on behalf of Dr. Peter Ruccione, lessee, filed with the Board an appeal from a decision of the Superintendent of Buildings, who had denied a certificate of occupancy for a non-fireproof building converted from a private dwelling into a sanatorium, at premises 230 East 15th street, Manhattan. It is proposed to convert this dwelling, which is four stories high, into a building to be used in part as a private sanatorium for the accommodation of not more than twelve patients and in part as a dwelling, without making any structural changes therein.

The Board of Appeals sustained the Superintendent in his decision, denying a certificate of occupancy, in this matter. It takes view already expressed by the Corporation Counsel in another matter, that "it is the evident intention of the Building Code to prohibit the conversion of existing buildings to uses for which they were not originally planned or constructed unless they conform in construction and safety requirements to the provisions of law applying to buildings hereafter erected for such uses."

Spring "Clean-Up."

Borough President Van Name asks the co-operation of citizens with John J. Collins, Superintendent of Street Cleaning, who has set the dates for the "Annual Spring Clean-Up" from April 30 to May 12. In order that the "Spring Clean-Up" may be a thorough and successful one, it is necessary that every owner, occupant or representative of any building, apartment, room, yard or vacant lot prepare and place within the property line for removal between the

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foregoing dates all waste material from roofs, fire escapes, cellars, yards, alleys and airshafts, building rooms and apartments. Old bedding, beds, rags, paper, furniture, broken-up boxes and barrels, tins, stoves, bottles, dishes, crockery and glassware should be packed in barrels, boxes or bundles. Owners of vacant lots will collect in piles all rubbish on the corner of the lot nearest the curb. Trade waste must be removed by the owner at his expense as heretofore. It is against the law to throw material in the street.

Conserving Food Stuffs.

At a special meeting of the Dyckman Taxpayers' Association, held April 24, A. N. Gitterman, the secretary, read the following resolutions, which were unanimously adopted and ordered spread upon the minutes.

WHEREAS, by reason of existing conditions, it has become and is essential as a patriotic duty that all available ground be utilized in the production of food stuffs,

THEREFORE, BE IT RESOLVED, that the Dyckman Taxpayers' Association hereby urges that each of its members authorize the use of his vacant property for farm gardens under the jurisdiction of Commissioner Cabot Ward, and be it further

RESOLVED, that the secretary of this Association forward these resolutions to the various taxpayers' organizations of the City of New York, so that they can co-operate with Park Commissioner Ward in his endeavor to utilize each vacant plot on Manhattan Island.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 22, against 27 last week and 23 a year ago.

The number of sales south of 58th street was 10, as compared with 3 last week and 9 a year ago.

The sales north of 59th street aggregated 12, as compared with 24 last week and 14 a year ago.

From the Bronx 10 sales at private contract were reported, as against 11 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 599 of this issue.

Trinity Sells in Greenwich Village.

Trinity Corporation is about to conclude a negotiation for the sale of seventeen of the 365 dwellings which it owns in the Greenwich Village section. William S. Coffin and others are the buyers of the houses. The sale is the largest the Trinity Corporation has made in several years. The property affected is in Charlton and King streets, just east of Varick street, and is among the best of the holdings of Trinity. The Charlton street property includes the dwellings at 16 to 24, 27 to 31 and 37 to 41. The King street houses that figure in the deal are 41, 43 and 45, on the north side of the block between Varick and Congress streets, and 46 to 50, on the south side of the same block. They are all three-story and basement dwellings of various widths, ranging from 18 to 25 feet. The three houses at 46 to 50 King street abut the houses at 37 to 41 Charlton street. Because of the fine character of the King street and Charlton street block and the nearness of the houses to the new subway it is the belief of real estate men operating in the Greenwich Village section that the dwellings will be altered into studios.

Fourth Avenue Building Exchange.

E. S. Willard & Co. sold the sixteen-story loft building at 410 Fourth avenue, being the northwest corner of 28th street, for the Hasco Building Company to the Tyndall Realty Company, which gave in part payment the "Lavelette" apartment house, at the northwest corner of Nagle avenue and Arden street; also the Wickwire Farm, consisting of about 360 acres at Cortland, N. Y. Merchant, Olena & Merchant are looking after the interests of the Tyndall Realty Company. C. Elwood Colihan represented the Hasco Building Company. E. S. Willard & Co. acted as brokers for both interests.

Dwelling Sold Near Central Park.

Douglas L. Elliman sold for Edmund L. Baylies the new five-story English basement dwelling, at 14 East 62d street, on a lot 25x100.5. This, and the adjoining house, at 16, were bought about a year ago by Mr. Baylies, from the Wormser Estates and Mrs. Carrie B. Bernheimer. They were then covered by old four-story houses, which Mr. Baylies demolished, in order to erect the present modern dwelling. The property just sold was held at \$185,000. Previous to this operation Mr. Baylies, who lives at No. 10 East 62d street, with John T. Pratt, improved the No. 12 with a fine modern structure, which was quickly sold to Malcolm D. Sloane. In the rear of these properties are the new house of Mr. Pratt, at 7 East 61st street, and his former residence, at 11 East 61st street, which was recently sold to T. Suffern Tailer.

Sale of Twelve-Story Building.

Mrs. Georgia Smelling sold to the Weehawken Dry Dock Company, J. F. Maroney, president, the twelve-story office and loft building, 25x98.9, at 11 West 25th street. The property had been scheduled to be sold at auction several times during the past few weeks. The structure has a facade of enamel front brick, and adjoins the Townsend Building at the Broadway corner. It is fully rented, the Singer Sewing Machine Company being the tenant of the ground floor.

New Homes for Convalescents.

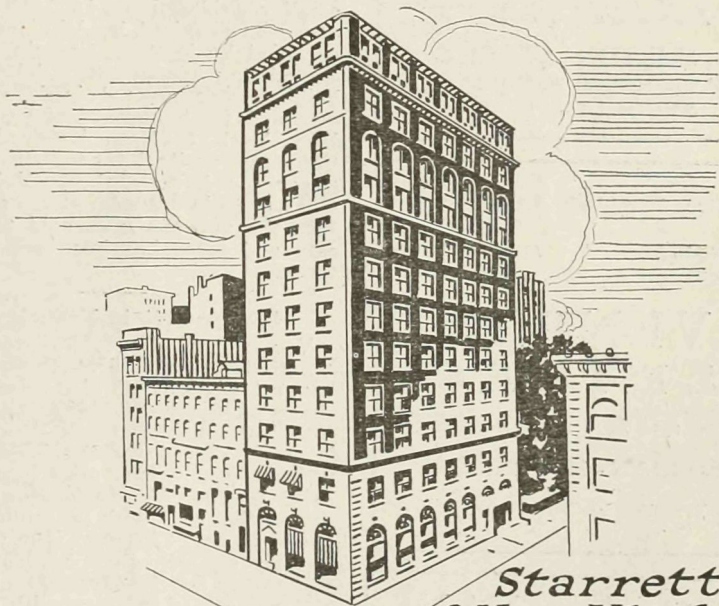
The trustees of the late Caroline Neustadter bought six acres of land at the northeast corner of Jerome and McLean avenues. The property is located in the city of Yonkers, directly on the New York City line. It was purchased from the Estate of Elizabeth Rosen-

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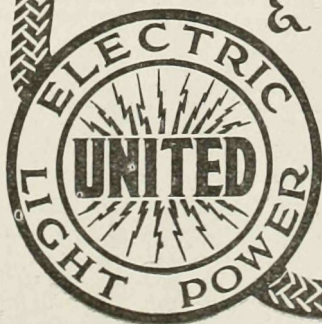
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blum, and was held at about \$75,000. Caroline Neustadter died in 1912, leaving about \$1,000,000 to charities, and the purchase of the property was made to carry out one of the provisions of her will. Rose & Paskus represented the trustees. Plans for the new structure have not been completed, but the estimated cost has been placed at about \$200,000.

Riverside Drive Rumor.

According to reports current in the real estate market this week the three dwellings at 144, 145 and 146 Riverside Drive, between 86th and 87th streets, have been sold for apartment house improvement. The properties were owned respectively

by George M. Browne. Roman Catholic Orphan Asylum and the County Holding Company, having a total frontage of 87 feet on the Drive. It is understood that the new owner will acquire 348 to 352 West 87th street, which are owned respectively by Frank W. Kinsman, Richard H. Lawrence, and the Dyett Realty Company.

Sale on Cathedral Parkway.

Allied Investors Realty Company purchased from the Juno Realty Company, Abraham Weinstein, president, the six-story apartment house at the northeast corner of Lenox avenue and Cathedral Parkway, 100x125. In part payment the buyer gave the two six-story apartment houses, each on a plot 60x100.11, at 16 and 20 West 107th street.

140 Lots Sold in Brooklyn.

New Era Homes Corporation bought 140 lots on Avenue O, East 4th and 5th streets, Brooklyn, for improvement with thirty dwellings. Each house will be erected on a plot having a frontage of from 40 to 60 feet, and it will have a private garage.

Childs Company Buys at Newark.

The six-story fireproof building at 158 and 160 Market street, Newark, N. J., known as the Telephone Building, has been sold by the Prudential Insurance Company to the Childs Company, for about \$500,000. Feist & Feist were the brokers. The property fronts 48 feet in Market street, and has a depth of 150 feet running through to Nutris street, with a frontage of 50 feet on the latter thoroughfare. It is located in the south side of Market street, about 125 feet from the corner of Broad street. The Prudential Insurance Company acquired title to the property in the early part of 1916. It was disposed of by the Third Presbyterian Church in 1827, at what now would be considered a ridiculously small consideration. In 1891 the property was acquired by William Hill and occupied by William Greasin, who conducted a restaurant. The present building was erected in 1896 and was occupied for a number of years by the New York & New Jersey Telephone Company until the concern moved to the present home of the N. Y. Telephone Company in Washington street. In 1910 the property was sold to a syndicate and since has been resold several times.

\$600,000 Sale in Newark, N. J.

Frederick G. Hall, film producer, has completed negotiations through Apfelbaum & Apfelbaum, Inc., for the purchase of the plot, 104x282x109 feet, in Broad street, Newark, N. J., on the site formerly owned by the Third Presbyterian Church. The price is reported as being \$600,000. The new owner will improve the site with a motion picture house to cost \$300,000. The property is directly opposite the City Hall, and has a frontage in Broad street of 104 feet, and a depth of 282 feet, with a rear line of 109 feet. The theatre will accommodate about 3,000 people, and will be designed by Percy Vivaratas of New York.

Manhattan.

South—of 59th Street.

CHERRY ST.—Horace S. Ely & Co., with Joseph P. Day, sold for the estate of John Gardner the plot of six vacant lots, 145x100, in the south side of Cherry st, between East and Corlears sts. The property lies between buildings of Crane & Co. and the Fidelity Warehouse Co. It was rumored that the plot had been acquired by owners of adjacent property.

MULBERRY ST.—G. Tuoti & Co. sold for the Bond and Mortgage Guarantee Co. 231 Mulberry st, a 5-sty tenement, 25x100, with 4-sty tenement in the rear. The purchaser contemplates extensive alterations.

SULLIVAN ST.—Lawyers' Mortgage Co. sold 39 Sullivan st, southwest corner of Watts st, a 6-sty new-law tenement. S. Pasquale was the broker.

20TH ST.—E. H. Ludlow & Co. sold for the estate of Catherine Dierkes 240 West 20th st, a 5-sty flat, 24x93, to Samuel Kilpatrick. This is the first sale of this property since 1862.

34TH ST.—Richard Lathers, Jr., resold to Francis J. Callaghan 206 East 34th st, near 3d av, a 3-sty dwelling, 12.6x100.5. The seller purchased the property last December at an auction sale conducted by Arthur C. Sheridan,

40TH ST.—John Peters sold for Frank Casper to Charles and Emma Pietzsch 217 East 40th st, a 6-sty apartment house, on lot 25x98.9.

50TH ST.—The Gramont Construction Co. purchased from the Corporation Realty Co. of Jersey City the 5-sty loft building, 100x100, at 507 to 513 West 50th st. The buyers gave in part payment the Moore residence on Willow av, Plainfield, N. J. Charles B. Van Valen and Robert M. Fulton were brokers in the transaction, which involved about \$150,000. Meehan & Harlam, as attorneys, represented the Gramont Construction Co.

MADISON AV.—Mary H. Finn is reported to have sold 518 Madison av, a 4-sty dwelling, converted for business, on lot 20x95.

North—of 59th Street.

63D ST.—The Bond & Mortgage Guarantee Co. resold 332 and 334 East 63d st, two 5-sty tenements recently taken in foreclosure, to the Roma Realty & Mortgage Co.

74TH ST.—Douglas L. Elliman & Co. have sold for Jesse I. Straus, one of the heads of the firm of R. H. Macy & Co., his former residence at 49 East 74th st, a 5-sty American basement dwelling, on lot 20x102.2. The property was held at \$90,000. Mr. Straus recently took an apartment, comprising an entire floor, through the same brokers, at 399 Park av, corner of 54th st. The buyer is reported to be Arthur Turnbull.

75TH ST.—Pease & Elliman sold for Annie F. Leverich the 5-sty American basement dwelling, 19.5x100, at 10 East 75th st to Carl Schoen.

87TH ST.—E. K. Van Winkle resold for the Belrose Realty Co., Harry Goodstein, president, the 4-sty dwelling at 32 West 87th st, on lot 20x100, recently taken in exchange for the apartment at the northeast corner of Macomb's lane and 150th st.

99TH ST.—Sharp & Co., in conjunction with Kick & Sharrott, sold for Florence Drucker the 6-sty elevator apartment house, 62.6x100, known as the Miquelon, at 206 to 210 West 99th st, adjoining the southeast corner of Broadway. The property was sold to a client of William L. Levy.

137TH ST.—Smith & Mitchell sold for Abraham Gottlieb 219 West 137th st, on lot 17.6x99.11, to W. T. White.

AMSTERDAM AV.—Morris H. Petigor is reported to have sold Tonberg Court, a 6-sty apartment house, at the southeast corner of Amsterdam av and 166th st. The buyer is stated to have given Westchester acreage in part payment.

8TH AV.—John F. Gaskell has resold for the Bond & Mortgage Guarantee Co. 2582 8th av, a 5-sty flat, on lot 25x80, adjoining the southeast corner of 138th st.

Bronx.

140TH ST.—S. H. Frankenheim sold for Annie Wier to G. M. Preston 414 East 140th st, a 3-sty building, 17x100.

165TH ST.—Kurz & Uren (Inc.) have sold for the Wilson Bryant Co. 877 East 165th st, a 5-sty apartment house, on lot 25x113.

184TH ST.—S. J. Taylor has sold the dwelling at 34 West 184th st for Mrs. Phoebe Pearsall to C. E. Nettle.

188TH ST.—McLernon Brothers sold 137 West 188th st, a 3-sty dwelling, on plot 33x107, facing Devoe Park.

BOSCobel AV.—The Filrose Construction Co., Philip Krulewicz, president, purchased three lots on Boscobel av, adjoining the northwest corner of Shakespeare av, which gives it a plot 175 ft. on Boscobel av and 220 ft. on Shakespeare av, comprising about nine lots, on which will be erected three 5-sty apartments, with stores on Boscobel av. Plans are being prepared by Gronenberg & Leuchtag.

BOSTON RD.—The State Banking Department has sold 1443 to 1451 Boston rd, four 6-sty apartment houses, with stores, each on lot 26.5x100, between Prospect and Wilkins avs.

RYER AV.—Cahn & Pittman sold for Ida A. Smith the dwelling, 25x100, at the northwest corner of Ryerson av and 180th st.

VERIO AV.—The State Banking Department has sold the two frame dwellings at the southwest corner of Verio av and 234th st.

VYSE AV.—Cahn & Pittman sold 2064 Vyse av for the S. L. W. Realty Co., 5-sty new-law apartment house, 42x102, containing 20 families.

Brooklyn.

BLEECKER ST.—R. A. Schlesing sold for August Meyer the 6-fam. frame house 71 Bleecker st to George Lytzke.

MADISON ST.—John E. Henry, Jr., sold the dwelling at 571 Madison st for Misses Florence S. and Maude E. Harris to Miss Gracia A. Worth.

RODNEY ST, ETC.—Montague & Thompson have sold 163 Rodney st, a 4-sty flat, for Oliver McMahon; 133 Clymer st, a 3-sty dwelling, for Charles M. Sanford to Saul Rice, and resold same for Saul Rice to Charles A. Katz; also 51 Division av to Benjamin Markowitz.

STEPHENS COURT, ETC.—Edward Bull closed an exchange transaction in which Mrs. Marie R. Gallagher gave the brick dwelling at 40 Stephens court in exchange for the house of Charles F. Howell, on Hackensack av, Westtown, N. J. The same broker sold 1812 Newkirk av, 50x125, for Daniel Huckins to Lenore R. Jacobs.

TRUXTON ST, ETC.—James B. Allen sold the dwelling at 77 Truxton st to Mrs. Henriette van Houten; the 2-fam. house at 1248 President st for the Harris Building Co. to a Mr. Crotty, and the plot, 40x100, on the west side of Schenectady av, 480 ft. north of Av N, to John J. Butler.

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EAST 18TH ST.—Green Brothers sold 807 East 18th st for Harrison S. Colburn to Elmer D. Enney for occupancy.

63D ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. dwelling, on plot 23x100, at 2145 63d st, Mapleton Park, to George H. Rowe.

65TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. dwelling, on plot 23x100, at 2080 65th st, Mapleton Park, near the 20th av station of the Sea Beach Subway, to W. L. Glasgow for occupancy.

MARINE AV.—Frank A. Seaver & Co. sold the plot, 100x143, on the north side of Marine av, 225 ft. east of 4th av, for the Gibraltar Construction Co.

PATCHEN AV. ETC.—John W. Tonyes sold 220A and 222 Patchen av to Dorothy Fogarty; 643 84th st for the Worthmore Construction Co. to George W. Pardee; 26 Gelston av for Moss & Aronowitz (Inc.) to Mohawk Holding Co.; plot in the south side of 86th st, 237 ft. east of 4th av, 120x100 ft., to a builder, who will erect six 2-fam. and store properties on the plot.

PROSPECT PARK WEST.—Charles E. Rickerson sold to Mary E. Cummings for a client the 4-sty dwelling at 108 Prospect Park West.

5TH AV.—Klein & Jackson have resold to a client of Ralph B. Ittelson 8524 5th av, northwest corner of 86th st, and 4425 5th av, northeast corner of 45th st, two 4-sty apartments, with stores, 20x96 and 22.2x100 respectively. The houses were recently taken in exchange by the sellers from Melville H. Bearns for the Subway Building, at St. Nicholas av and 181st st.

14TH AV.—B. J. Sforza sold for Vincenzo Bajardi the 1-fam. cottage, on plot 100x100, at northwest corner 14th av and 71st st.

Queens.

EDGEEMERE, L. I.—Meister Builders (Inc.) have sold to a client a 5-room bungalow, about 1,820 ft. south of Far Rockaway boulevard and Beach 43d st.

ELMHURST, L. I.—Wallace J. Hardgrove, of the Queensboro Corporation, has sold a plot for the Kissena Park Corporation, Queens boulevard.

LONG ISLAND CITY.—Wallace J. Hardgrove of the Queensboro Corporation, has sold for the Dean Alvord Securities Co. 34½ lots on Queens boulevard, between Heiser and Gosman sts. The purchaser is the Gosman Realty Co., an investing syndicate.

LONG ISLAND CITY.—Judson A. Harrington sold for the Stuyvesant Real Estate Co. to a manufacturer a parcel of land, with frame buildings, in the north side of 6th st, with frontage of 192 ft., about 200 ft. east of Jackson av, and one block from the Hunterspoint av station of the Queensboro subway.

MALBA.—Malba Estates Corporation, associated with Realty Trust, has sold to William

H. McQuaw, of Manhattan, the ten-room all-year residence at Malba-on-the-Sound. The house, which was purchased for immediate occupancy, is located at the southeast corner of Malba drive and the Boulevard.

RIDGEWOOD.—John W. Tonyes sold 2518 Myrtle av to Adolph Minck.

Richmond.

BRIGHTON HEIGHTS.—W. S. E. Hall sold for Louis A. Guidice a dwelling facing the Silver Lake Reservoir, on Brighton Heights, S. I.

CASTLETON CORNERS.—Cornelius G. Kolff has sold to Mrs. C. A. Strang a plot, 20x140 ft., on the east side of Mountain View av, near Purdy pl.

EGBERTVILLE.—Cornelius G. Kolff has sold for Carl F. and Eleanor Grieshaber the brick dwelling, on plot 70x133 ft., at Rockland av and Eleanor st to William Dorn who, after extensive improvements, will occupy.

GRASMERE.—Cornelius G. Kolff has sold for M. T. Colom two lots at the corner of 2d st and Grasmere av to Charles D. Durkee.

NEW BRIGHTON.—Moffatt & Schwab have sold for Thomas M. Dick to Max Ginzburg, dry goods merchant and real estate owner of Jersey st, New Brighton, a plot of five lots on Stanley av, which he will improve.

WEST NEW BRIGHTON.—Cornelius G. Kolff has sold for Frank J. Nettleton, the new cottage on a plot 50x120 ft., just erected by him on Oakland av, to William Haywood, who will take possession immediately.

Out of Town.

GREENWICH, CONN.—Raymond B. Thompson, as broker, sold Round Hill, the extensive estate of Mrs. Henry S. Bowen. The property comprises about 400 acres, and the Manor House in a fine example of pure Colonial architecture. The improvements on the estate are said to have cost in the neighborhood of \$500,000. In the immediate neighborhood is the estate of Henry J. Toppings and the Coulter D. Huyler estate, on which there is a lake twenty acres in area.

GLEN COVE, L. I.—Stewart C. Schenck sold for Craig Colgate to Tillman C. Benson his handsome estate commanding a fine view of Long Island Sound near Glen Cove, immediately adjoining the homes of William D. Guthrie, Paul D. Cravath, Henry P. Davidson and Charles Pratt. The property comprises a mansion and numerous outbuildings and Mr. Benson will make extensive alterations and occupy the place. This property was formerly owned by Chief Justice Ingraham.

GREENLAWN, L. I.—William Janda has purchased the northerly part of the Abel farm at Greenlawn, consisting of 2¼ acres with buildings. Theodore S. Hall was the broker.

WESTBURY, L. I.—William Greene purchased from the Westbury Manor Co. a plot, 80x100, on the northeast corner of Butler and Henry sts as a site for a dwelling.

WEST ISLIP, L. I.—Bryan L. Kennelly sold for the Misses Julia and Joanna Wilmerding their place on the north side of the South Country rd, near Bayshore, consisting of a dwelling and outbuildings with thirteen acres. This property has been in the Wilmerding family for seventy years and adjoins the large estate of Louis Bossert, formerly the home of the late Henry F. Hyde, the founder of the Equitable Life. The property was to have been sold at auction this week. R. K. Corneille, of Bayshore, was associated with Mr. Kennelly in the sale. The property was held at \$35,000.

ORANGE, N. J.—Pease & Elliman, representing the Radium Luminous Materials Corp. of New York, have purchased for it the corner of High and Alden sts. The purchase involved about two acres of land with a frontage on the Erie Railroad, and is partly improved with a 2-sty brick factory building. The purchasing company will further improve with a factory building to be used as an application plant, in which it will apply its luminous material to watches, clocks, compasses, aeroplane instruments, etc., including the dials of luminous watches. The property was bought from Henry D. Buckley, of New York. The New York office of the company will continue to be at 55 Liberty st.

PENNINGTON, N. J.—The Batson Farm Agency sold the farm of F. Noxon to Peter A. Blake, of Lynbrook, L. I., the buyer giving in exchange a garage on Atlantic av. The total amount involved is about \$30,000. Also the Doyle farm, of 63 acres, near Hopewell, N. J., to J. Weaver, of Bayonne. The same brokers, with Moore-Wigman Co., of Peekskill, N. Y., sold the estate of Dr. Pierson, near Tompkins Corners, Putnam County, to Mrs. A. Fraser, of New York; a farm near Peekskill to J. T. Arslan, of Yonkers, and the 80 acre farm of Frederick P. Johnson, at Kent, Conn., to Edmund Adams, of New York.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Albert G. Hopper his country home of eight acres on Paramus rd to J. Smylie Kinne, of Newark, N. J.

SOUTH ORANGE, N. J.—Eugene Hughes & Brother sold at South Orange, N. J., for the estate of L. Decker the dwelling at 62 Park pl to Wilbur C. Husk, of Newark; for John Decker the dwelling at 27 Ridgeview av to Kenji Furna, of New York; for A. N. Hammond the dwelling at 511 Summit av to Thomas B. King, of East Orange, and for E. C. Ness a lot on Irvington av to George L. Tracer, of Maplewood.

UPPER MONTCLAIR, N. J.—Frank Hughes-Taylor sold for Henry D. Northrop to George B. Soule the residence at 256 North Mountain av, Upper Montclair. The property was held at \$9,000.

ARDSLEY PARK, N. Y.—Griffen, Prince & Ripley sold to Hardin Barnes a plot in the west side of Bertha pl, Ardsley Park, to be added to a purchase made last year on which the buyer will build a residence.

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BRONXVILLE, N. Y.—Fish & Marvin have sold for Frank Whitcomb to Mrs. Thomas Fennessy three lots adjoining her present residence.

CHATHAM, N. Y.—J. Sterling Drake has sold the Sawyer farm of 110 acres at Chatham, Columbia County, to George S. Mawhinney, of New York City. This adjoins the Sallie R. Best farm of 353 acres recently sold by the same broker to the same purchaser.

SCARSDALE, N. Y.—Scarsdale Estates Organization sold the J. L. Schroeder plot on Greenacres av, in the Greenacres section, to the Westchester Land Exchange.

WOODSTOCK, N. Y.—Douglas L. Elliman & Co. have sold for Virginia E. Smythe, of New

York, to Mabel M. Lane a plot, 60x158, improved with two 2-sty studio buildings. The property adjoins the New York State rd and is adjacent to the Art Students League's quarters. Also sold for Josephine Short and Calvin Short their property, a corner plot, 100x158, improved with a 2-sty structure, to Miss Mabel M. Lane, to be used by the buyer as a tea room and gift shop after extensive alterations. This plot is directly on the State rd.

GREAT NECK, L. I.—Baker Crowell (Inc.) sold for the Hoytwood Realty Co., a Colonial house of 12 rooms, with a garage, at Kings Point, to M. A. Owens, of Manhattan, who will occupy. The property was sold at a reported price of \$35,000.

LEASES.

Beta Theta Pi Club Leases.

Beta Theta Pi Club, now housed in the one-time dwelling at 1 Gramercy Park, southwest corner of 21st street, has made arrangements through Pease & Elliman to lease the former residence of Dr. and Mrs. Henry Hall Forbes at 96 Park avenue and the abutting six-story apartment house at 40 East 40th street, forming an "L" around the corner of 40th street and Park avenue, owned by Mrs. Sarah L. Payne. The two buildings will be connected and the plans show that there will be forty sleeping rooms in the new clubhouse.

Studios Leased for Garage Purposes.

Greenwich Lithographing Corporation leased to Henry G. Mason for garage purposes the one-time studio building of the late Stanford White, a two-story structure, 100x92, at 534 to 540 West 21st street. Following its abandonment as a studio the building was used for some time as a moving picture theatre, after which it was occupied by the lithographing firm. Samuel Rosenblum has filed plans for the alterations on the property.

Astor Dwellings Leased for Trade.

Negotiations have been practically concluded for the leasing of the group of marble dwellings at the northeast corner of Fifth avenue and 56th street, adjoining the Huntington mansion, and owned by the Astor Estate. Interests, headed by Udo M. Fleischmann, will take over the property which, after its several alterations, will be used for business purposes. The houses are known as 721 and 725 Fifth avenue, and 1 to 5 East 56th street, three buildings fronting on the avenue and two in the side street. The property measures 115.5 feet on the avenue, and 175 feet in 56th street, and extends to 7, which Mrs. Arabella D. Huntington bought last year for protective purposes. This is the second transaction reported for the Astor property within a year. Last June arrangements were made for the leasing of a site for a syndicate in which Robert Guggenheim and Herbert Lucas were interested, and which contemplated improving the plot with a fifteen-story apartment hotel, containing suites of from two to twenty rooms. Announcement was made at this time that the financial arrangements had been completed. The transaction was never closed.

Times Square Corner in New Control.

The old five-story building, which has been occupied for more than half a century by the Mathushek & Son Piano Manufacturing Company, at the southwest corner of Broadway and 47th street, has been leased. The deal also includes the adjoining two five-story structures at 212 to 218 West 47th street. The plot measures 48.2 feet on Broadway and 123.11 feet in the street. F. & G. Pflomm were the brokers. Opposite this site at the southeast corner is the De Lacy corner, which Sol Bloom bought at auction last January for \$450,000, and subsequently resold to the United Cigar Stores Company for improvement with a twelve-story building.

Lease Near Herald Square.

Charles F. Noyes Company leased to Truly Warner a store, 25x200, in the building at the northwest corner of Broadway and 37th street, for a term of years at an aggregate rental of about \$125,000. The lease brings to light one of the most interesting negotiations that have been closed in this district. It appears that the Hilton Company has obtained a long term lease at an aggregate rental of about \$750,000, covering the Mary Fitzgerald Building at this point, with a frontage of 104 feet on Broadway and 107 feet in 37th street. The Hilton Company is to occupy the corner, and the balance of the property will be subleased by the Noyes Company, which has been appointed renting agent. Several leases are now pending.

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Rental of Wall Street Building.

The firm of Leonard J. Carpenter has leased for twenty-one years, with renewals, 109 and 111 Wall street, to the American Molasses Company and the Nulomoline Company, a subsidiary, which will erect a six-story modern office building on the site. F. A. Schermerhorn and E. S. Auchmuty own 109, and 111 is owned by the heirs of Lewis C. Jones, in whose possession the property has been for several generations. The present buildings are said to be about a century old.

Former Kuhn-Loeb Building Leased.

Charles F. Noyes Company has leased in the former Kuhn-Loeb Building, 27 and 29 Pine street, the last remaining office at a rental of about \$3 a square foot. New tenants in this building include Andrews & Co., Devitt, Tremble & Co., W. V. Caylor, Solomon Brothers and Hutzler; Scott & Co., and Leavens Brothers. The property was placed in charge of Charles F. Noyes Company a few months ago and the aggregate rental at that time was \$41,700, and today they aggregate \$78,430 a year, and on May 1 next these figures will probably be augmented to about \$85,000 a year. The building is a twelve-story structure and was sold by this brokerage firm to A. M. Andrews a short time ago at a reported price of about \$800,000.

Caxton Building Completely Tenanted.

Cross & Brown have completed the leasing of the Caxton Building at 229 to 239 West 28th street, a new twelve-story structure, on plot 128x90. The building which contains 140,000 square feet of space has been leased to fourteen tenants, including R. H. Macy & Co., David Atran Paper Box Company, Louis Sher, Clark & Frits, Arjay Color Photo Process, Inc., Paul Overhage, Inc., Rubin Schuman Company, Dana T. Bennett Company, L. Kehlman Company, Inc., Dancey & Davis, Clifford & Lawton, Mary S. Wood and the National District Telegraph Company. This building was projected under the old laws at a time when the conditions of Seventh avenue made the undertaking a hazardous one, and the rentals obtained for the building are 20 per cent. more than the real estate appraisers estimated could be obtained under existing conditions. The structure was erected by John J. Radley, from plans by William M. Farrar.

Lease of Hotel Aldine.

Wertheim & Clear leased for Harry T. Hallenbeck, president of Wynkoop, Hallenbeck, Crawford Company, the Hotel Aldine property, a seven-story structure, on a plot 31.4x100, at 429 and 431 Fourth avenue, between 29th and 30th streets, to Paul A. McGolrick, who will make alterations, converting the structure into studio apartments.

Manhattan.

ALBERT B. ASHFORTH (INC.) has leased apartments at 208 West 118th st to Leo Rieders; at 469 4th av to Arthur Henderson, Andrew J. Du Bois, Florence Crane, Charles H. Cheney; in the Hotel Des Artistes, at 1 West 67th st, duplex studio units to the following: John C. Taylor, A. Ortiz Exchange, Mrs. Elsa D. Moore and Walter N. Polakov.

ALBERT B. ASHFORTH (INC.) leased for the West 47th Street Realty Co. the 1st loft at 243 West 47th st to Henry Friedman; also in the same building the 2d loft to Hillaire, Mahieu & Co. (Inc.); at 10 East 33d st for Frank Barret the 7th floor to William Silberstein; in the Acker, Merral Condit Building, southwest corner 5th av and 35th st, space to Irving M. Cooper, Real Lace & Embroidery Co., Frank S. Parker and Albert Dick.

BASTINE & CO., as agents, have leased the 2d floor at 1249 Lexington av to Frank J. Moore; the 2d floor at 1245A Lexington av to Dr. Arcadie Carr, and at 653 1st av, the store and street floor to Charles S. Schlenoff, Inc.

BASTINE & CO., as agents for the Greenwich Savings Bank for the building 27 East 10th st, have leased the 2d floor to Leonard-Gordon Co. The building is now fully rented.

DANIEL BIRDSALL & CO. have rented stores at 801 Greenwich st to J. Yellen; at 114-116 Spring st to Feldman & Bleier, and at 76 Greene st to the F. E. Hatch Co.; also the building at 507 Greenwich st to Charles Burkelman.

C. & L. LUNCH CO. leased from Eliza M. Ferriday the 5-sty building at 2534 Broadway for a term of twenty-one years at an aggregate rental of \$100,000. The building will be altered, the lower portion to be occupied by

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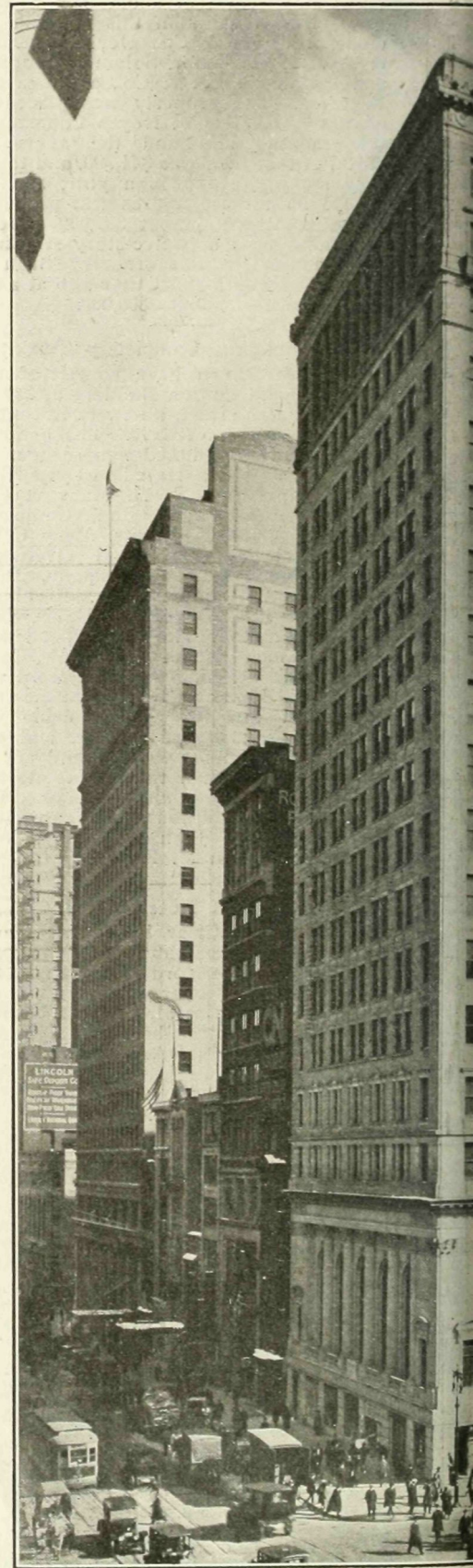
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Wants and Offers, For Sale and For Rent—Rate 15c per line; 10% discount for two or more insertions.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

WANTS AND OFFERS

FOR SALE—A large number of Real Estate and property maps and atlases of N. Y. City and vicinity, among which are the Holmes, Wingart, Dripps, Beers and other maps; also a large number of county, city and town maps and atlases in the states of N. Y., Mass., Vt., Conn., N. J., Pa., Md., Va., Ohio, Mich., Mo., Kan., &c. Send for List. J. E. SPANNUTH, 521 Harrison St., Pottsville, Pa.

TECHNICAL man seeks connection with builder; experienced letting contracts, purchasing, and supervising building construction. Now with prominent investment builder with whom he has had seven years of practical experience. Box 357, Record and Guide.

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on main thoroughfare from north to south shores; good location, with additional ground if desired; terms to suit. Box 16, Central Park, Long Island.

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Plot 75x103, with buildings, rent \$4,100; 12th St., between Avs. B and C; price \$40,000; make offer; full commission.
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37¼ acres at Jamaica, near Ozone Park; 40 acres at Hempstead Gardens; a rare proposition for quick action. ROBERT H. DUNNET, 189 Montague St., Brooklyn. Phone, 9120 Main.

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FURNISHED HOUSE.
Eighteen rooms, Northern New Jersey, 45 minutes terminal, ½ mile depot; improvements; barn, garage; eight acres land; fruit; tennis court; chickens; near country club; \$1,000 season. Owner, Box 46, Hillsdale, N. J.

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eight rooms; separate toilet and bath; steam heat, electricity and gas; one block from L and trolley; eight minutes from L. I. station; beautiful location; trees; easy terms; plot 40x100. Tel., Richmond Hill 1361-W. Owner, 1530 McCormick Ave., Ozone Park, L. I.

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Three fine, large lots on desirable streets; also two medium size houses with all modern improvements; good bargains; extra broker's fee for quick sale photo and prices of Owner, F. A. WEEKS, 93 John St., New York.

ELEGANT COUNTRY PLACE
on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden; fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. GEORGE SCHWEPPENHAUSER, 262 West 135th St.

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FOR RENT—Gentleman's fully furnished country home on main State road between Troy, N. Y., and Pittsfield, Mass., on elevation in pine grove, overlooking Crystal Lake, 10 miles from either Troy or Albany. House has all modern improvements. Garage in rear, tennis courts, boat on lake, large pine grove. This property has never been rented heretofore. Further particulars on inquiry to Donnelly, 7 ington Park, Troy, N. Y.

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Between Bayside and Hempstead Harbor, a fine dwelling with grounds, ranging in price from \$10,000 to \$16,000; in exchange for my modern 3-story, no basement, stone dwelling on 4th St., near Prospect Park, West Brooklyn; has 10 rooms and 2 baths; electric lighting; parquet flooring, etc.; cash price, \$12,500; first mortgage, \$7,500, at 5 per cent.; held by Title Guarantee & Trust Co., renewed every 3 years. I will add \$4,000 or \$5,000 in cash, if necessary. See my broker.

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Two story, 30-horsepower water mill, including machinery, situated on the Little Ossipee River.

600,000 feet of pine box boards, 50,000 extra good, square edge pine boards and plank.

8-room house, with well, woodshed and stable connected all in fine repair never failing well, with best of water, and a large garden; a nearby building, which was previously used as a store and would be excellent for a bakery, also for sale.

3-room house with woodshed and stable connected, on main street and overlooking Little Ossipee River; excellent garden spot.

12-room, also 14-room house, each on main street both have gardens, lawns and shade and fruit trees.

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cost consumer last year over \$150,000,000. U. S. Gov. now extensively advertising their food value; this enormous business transacted crude and expensive way as the people demand Hot Peanuts in the shell; have patented device; will reduce operating cost 200%; would like to connect with business experience, capital to increase factory now successfully operating. Box 370, Record and Guide.

ATTRACTIVE HOUSE MODEL
FOR SALE—One-seventh actual size. Suitable for office or window display. About seven feet long by five feet high. An exact reproduction of story and a half cottage with "L" bedroom on first floor. Completely finished, including wall paper, mantle and curtains; wired for lights. Draws tremendous crowds at building shows when exhibited. Cost \$850. For sale at \$300 f. o. b. Chicago, including wood platform. Details and photograph on request.

ARKANSAS SOFT PINE BUREAU,
Little Rock, Ark.

the lessees as their seventh establishment. The lease was negotiated by Harold A. Olsen, of Frederick Zittel & Son.

CROSS & BROWN CO. has leased the store floor at 55 Barclay st to R. & J. Dick; at 337 Broadway, 5,000 ft. of space on the 5th loft to James Beveridge; at 98-100 5th av space to A. Francolini and E. P. Domb; at 102-104 5th av to J. H. McGrath; at 1790 Broadway to M. Melachrino & Co.; at 30 East 42d st to Sikes Consolidated Chair Co.; at 47-49 Maiden la to Goldenberg & Rosenstreich.

CROSS & BROWN CO. leased for the O. B. Potter Properties, Inc., the store and basement at 1761-1763 Broadway, and the entire 2d and 3d floors at 1755-1763 Broadway to Jandorf Automobile Co; the premises will be used entirely for the sale of used cars; at 1760 Broadway the 8th and 9th floors to Brooks-Ostruk Co.; in the Astor Trust Bldg., at the southeast corner of 42d st and 5th av space to F. I. A. T., and at 102-4 5th av space to Harry C. Merserve.

DUFF & CONGER have leased an apartment to A. M. Connors at 138 East 94th st; also the garage at 301 East 94th st to the Yorkville Auto Repair Co.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building at 270 Park av, which will occupy the entire block between 47th and 48th sts and Park and Madison avs, for the Vanderbilt Avenue Realty Corporation to Mrs. Alma Clayburgh; also a large duplex apartment at 969 Park av for Mrs. H. Brewster Hobson to George A. Vondermuhl, and have secured an extension of the lease for Mr. Vondermuhl from the Randolph-Walker Corporation; leased an apartment at 122 East 82d st for David Dows to Mrs. Mary E. Watson, and have renewed leases at 130 West 57th st to Mrs. Gertrude P. Manigault and Mrs. James McFarlane, and at 68 East 66th st for W. E. Roosevelt to Mrs. Frederick Kobbe.

DOUGLAS L. ELLIMAN & CO. have leased 30 East 92d st, a 4-sty house, on a lot 20.9x 100.8, for Mrs. Samuel Hoff to Mrs. H. Brewster Hobson. Mrs. Hoff recently exchanged this property for 38 East 72d st with the Liebmann estate.

DOUGLAS L. ELLIMAN & CO. have leased a duplex apartment with a private entrance at 971 Park av for the Randolph-Walker Corporation to H. H. Mossman; also a furnished apartment in the same building for D. H. Coddington to Dwight E. Potter; an apartment at 375 Park av for the Montana Realty Co. to Franklin J. Matchette, and have renewed leases of apartments at 122 East 76th st for John I. Downey to Charles H. Blair, at 122 East 82d st for David Dows to Trenholm H. Marshall, and at 157 East 81st st to Mrs. Dora A. Paige.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment, comprising the entire 15th floor, at 903 Park av, corner of 79th st, for the estate of Morris K. Jesup to Mrs. Moses Hopkins, who now occupies 1 East 56th st, one of the group of Astor houses which were recently leased to Udo M. Fleischmann for business purposes. No. 903 Park av was recently sold to Vincent Astor.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 901 Lexington av for Bernon S. Prentice to W. deB. Wythe, and an apartment at 157 East 81st st to E. B. Byron; and have renewed the lease of an apartment at 383 Park av for Clarence Payne to Miss Sallie N. Whitney.

DOUGLAS L. ELLIMAN & CO. have leased for a long term 134 East 72d st, a 4-sty high-stoop dwelling, on a lot 20x102.2, for Louis von Schwandenflugel to H. Kierstede Hudson. The house will be altered to a 5-sty American basement.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 150 East 72d st for Moore & Wyckoff, agents, to Louis V. Bright, president of the Lawyers Title Insurance and Trust Co.; also furnished apartment at 399 Park av for Mrs. Leeming Walker to Mrs. M. D. Shonts; an apartment at 125 East 72d st for Julius Tishman & Sons to E. V. Douglas; and in conjunction with Douglas Robinson, Charles S. Brown Co. in the same building to Grosvenor Nicholas.

ROBERT E. FARLEY has leased through Pease and Elliman the top floor of 7 East 48th st to St. Michael's School.

J. ARTHUR FISCHER leased for S. May two apartments at 63 West 37th st to Benjamin Tafner.

FREDERICK FOX & CO. and E. M. Goodman have leased the 7th loft, containing 10,000 sq. ft., at 45-51 West 25th st to Leiterman & Duling.

GOODWIN & GOODWIN rented for Ogdan Davidson to Theodore Beusmann the 3-sty dwelling at 82 West 119th st, on lot 17x100.11.

GOODWIN & GOODWIN have rented, furnished, an apartment at 140 West 57th st for Mrs. William McNally.

A. A. HAGEMAN has leased the westerly store at 59 West 39th st to Nathan Kalman.

M. & L. HESS (INC.) have leased the store and basement at 40 East 21st st to The Lion Woolen Co. for the sale and storage of woolsens; space at 148-56 West 23d st to Bigio Bros., for the manufacture and sale of silk underwear; and the 3d floor at 8-10 West 19th st to Wm.

M. & L. HESS (INC.) leased for Louis Stern floor at 214-22 West 26th st to W. & S. Mfg. Co. for the manufacture and sale of metal goods and plated ware.

M. & L. HESS (Inc.) leased for Louis Stern to the Madison Carpet Co., the 3d, 4th and 5th floors at 3-5 West 18th st, having a gross floor area of about 15,000 sq. ft., at an aggregate rental of about \$30,000.

JULIA BEVERLEY HIGGINS leased an apartment at 550 Park av to Henry L. Stimson.

HENRY HOF leased from Francis E. Johnson and the Bayles estate the southwest corner of 3d av and 37th st, through Stephen H. Johnson, for a long term.

HOUGHTON COMPANY has leased for Carrie Kauffmann the 4-sty dwelling 42 West 92d st to Nela Lopez de Lima.

HOUGHTON COMPANY, for the sale and storage of woolsens and cotton goods.

HOUGHTON COMPANY and Jones Sullivan has leased in conjunction with Geo. R. Read & Co. the 4-sty dwelling 21 West 96th st to Marguerite Darmody.

JOHN J. KAVANAGH leased for Mrs. J. E. Keveney the 4-sty dwelling at 138 East 80th st to Dr. L. Prote; also for the estate of Charles Gulden the 4-sty dwelling at 51 East 92d st to Henry S. Reynolds.

JOHN J. KAVANAGH leased for Bing & Bing for a long term a large apartment in 1155 Park av to a Mr. Bope; also a furnished apartment in 922 Madison av to a Mrs. Mackey.

J. EDGAR LEAYCRAFT & CO. leased the store at 419 3d av to J. S. Buchakgian; also the store at 329 Lafayette av to Michael Boltin.

SAMUEL H. MARTIN leased for Susie Scott Hall the two 4-sty dwellings at 108-110 West 64th st to Celmira & Carlos Mendes.

SAMUEL H. MARTIN has leased for the West 60th St. Realty Co. the 3-sty dwelling at 27 West 60th st to Edward P. McDowell for three years.

McDOWELL & McMAHON have leased store space in the subway building at the southwest corner of 191st st and St. Nicholas av to Samuel Levy.

A. W. MILLER & CO. leased for John H. Feldscher and August Eitzen to the City of New York the store 426 Columbus av; for Felix Donelly to John J. Mahoney the two private houses 269-71 West 52d st, which will be altered for stores; store in 828 9th av to the Columbus Awning Co.; for Mauthe Bros. to the Weser Piano Co. the 2d loft in 577-9 10th av; for Edward C. Striffler to Kindler & Collins Piano Co. 508 West 48th st; for Curran estate to Reed Wire Wheel Specialty Co. 5th loft in 512 West 36th st.

MOORE, SCHUTTE & CO. have leased the dwelling at 62 Hamilton ter, for the Bond & Mortgage Co., to Charles F. Tibbs; the dwelling 616 West 138th st, for William U. Parsons to Rose McGowan, and the corner store at 1681 Amsterdam av for Franz J. Michel to G. Wendall.

M. MORGENTHAU, JR., CO., has completed the leasing of 231 East 14th st, a 5-sty business building, on lot 26x103.3, recently acquired by Myron I. Borg, a director of the company; through Spear & Co. it leased the store for three years to William B. Katz, Samuel Kleinberg and Abe Jackel; the 2d floor has been leased to the Italian Cloak, Suit Skirtmakers Union Local No. 48; the 3d and 4th floors to the Skirt and Cloth Dressmakers' Union Local No. 23, and the top floor to Publisi & Carbone for use as a cutting school. It is interesting to note that the whole of this building has now been leased for a term of three years at a rental of over \$3,000 per annum, whereas it was bringing in less than \$2,000 per annum when acquired by Mr. Borg.

MULVIHILL & CO. have leased the row of 5-sty flats, occupying the entire block front on the east side of Madison av, from 130th to 131st st, for Roger Foster.

FERDINAND NAGEL leased for Mary S. Patten the store and basement at 2176 Amsterdam av to R. Weber Economy Markets (Inc.); also for Mary S. Patten the corner store and basement at 2178 Amsterdam av to Daniel Reeves (Inc.); and for J. D. Meyer the corner store and basement at 1477 Amsterdam av to James Butler (Inc.).

CHARLES F. NOYES CO. has leased in the Fahy's Building, 52-4 Maiden lane, nearly an entire floor to Frank Harvey Field; at 160 Broadway space on the 13th floor to Henry W. Simpson, and on the 9th floor to James P. Straughan; in the Hanover Building, at 130-2 Pearl st to Alfred Kramer & Co., and at 70 Wall st offices to Richard Mayer.

CHARLES F. NOYES CO. has leased the 10th floor at 25 Pine st to George M. McIntosh & Co.; has completed the entire rental of the Market & Fulton National Building at 81-83 Fulton st by renting additional space to Charles S. Trench and space on the 6th floor to Kenneth F. Griffiths, Jr.; a floor in 37-9 Liberty st to James P. Blue and James D. Hines, and other space in the same building to George L. Fielder.

CHARLES F. NOYES CO., in conjunction with E. S. Willard & Co., S. G. Holt & Co. and Brett & Goode Co., has leased a floor at the southwest corner of 14th st and 7th av to the Kuehn Safety Checking Systems Co.; space at 3 East 17th st to the Alco Art Needlework Co. and to John Leiman; and at 1162 Broadway three floors for W. R. Appleby to M. Forman & Co.

CHARLES F. NOYES CO. subleased for the Remington Typewriter Co. offices on the 18th floor of the building it formerly occupied at 291 Broadway to Milton Gladstone and Rose Fals Bres; space in the 16-sty Hilliard Building, 55 John st, for the General Accident Fire & Life Assurance Corp. to M. Gold & Co., and additional space to the Great Eastern Casualty Co.; also space at 3 East 17th st for the Wardour Corp. to Irving Weiss and Jesse Applebaum.

THOMAS J. O'REILLY has rented apartments for the New York Life Insurance Co. at 2147-9 7th av to Philip Haag; for Stacy W. Kapp at 563 West 173d st to T. Hagrahara; for New York Life Insurance Co. at 2151 7th av to R. Swartz; and for Seymour Giles a furnished apartment at 600 Riverside dr to G. C. Barton.

PEASE & ELLIMAN have leased for Mrs. William Alexander, who was represented as attorneys by Coudert Brothers, to Henry A. Uterhart the 5-sty dwelling at 18 East 92d st; for Moore & Wyckoff, as agents, an apartment at 150 East 72d st to Walter Barnum; and for the Farmers Loan & Trust Co., as trustees, to Mrs. Melvin Westcott the 3-sty dwelling at 314 West 70th st.

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MOORE & WYCKOFF have leased apartments at 150 East 72d st to John Little and Fisher Lewine, and at 123 East 53d st to Edward P. Truett for a long term.

PEASE & ELLIMAN have leased for the Hasco Building Co., which was represented as agents by the firm of Ewing, Bacon & Henry, to Salembier & Villate, importers of raw silks, a loft, 80x100 ft., in 404-10 4th av, the north-west corner of 28th st. Pease & Elliman also made the following renewals of leases of residences: for Mrs. H. B. Van Emburgh, who was represented by Folsom Brothers, the lease of the furnished dwelling at 30 East 38th st, a 4-sty house, between Madison and Park avs, held by J. Digby Maitland; and for the New York Genealogical and Biographical Society, for which they are agents, the lease held by Mrs. A. V. Seery, of the dwellings at 124-6 East 58th st, which Pease & Elliman sold about a year ago to the society for the site of a future new building to house its valuable collections.

PEASE & ELLIMAN have leased to N. W. Greenhut for Miss Elizabeth E. Mack the 4-sty dwelling at 49 West 71st st; a store in 1190 Madison av, at 87th st, to the Doniger Painting Corporation; also for J. E. R. Carpenter, the architect, and his associates, in the house under construction for occupancy in the fall at 550 Park av, the southwest corner of 62d st, a 17-sty structure opposite the Colony Club, an apartment of 14 rooms and 4 baths to Edmund E. Wise; and in the same house an apartment of 12 rooms and 3 baths to F. Edwin Church, of New Rochelle; also for Goodale, Perry & Dwight, as agents, to Kenneth Cowan the 3-sty dwelling at 23 West 11th st.

PEASE & ELLIMAN have leased an apartment at 127 Riverside dr to Robert Quinn; in 550 West 153d st to Mrs. R. D. Gray; in 103 East 75th st to Arthur Page; in 214 West 92d st to Mrs. Simon Dinkelspiel; and in 1190 Madison av to Dr. Arthur Klitzkin; also made the following renewals of apartment leases: in 116 East 63d st to Mrs. B. A. B. Malcolm; in the "El Dorado," at 300 Central Park West, to J. W. Appel; in 11 East 68th st to Mrs. R. Sachs; to Mrs. S. H. Clark and to Walter Bowne; in 144 East 56th st to Miss Grace P. Eldridge; in 21 East 82d st to Mrs. S. V. De Rose; in 150 West 80th st to Louis Feldenheimer; in 178 East 70th st to Oliver C. Reynolds; in 103 East 75th st to Carl R. Schultz; in 144 East 40th st to Miss A. V. Mitchell; and in 829 Park av to Howard S. Rodgers.

PEASE & ELLIMAN have leased for the Schulte Cigar Co., in the property at the northwest corner of 7th av and 23d st, recently leased by the same brokers to the Schulte Co., the entire upper portion to Thomas Mow, and ground stores in the same property to Andrew Zervas, Ernest G. Reinhardt, Meyer Simon, Abraham Frank, Ephriam Maisel and Morris Benjamin.

PEASE & ELLIMAN have leased for Edgar Ellinger and his associates apartments in the new house under construction at 70 East 77th st to Emlen S. Hare and to Miss M. W. Fuller of Troy; an apartment in 875 Park av, the southeast corner of 78th st, to W. W. Hill; and in 780 Madison av to Miss Maude Heaton; sub-leased for Walter L. Mallory his apartment in 144 East 36th st to Howard Phelps, Jr., and for Tracy Hoppin his apartment in 173 East 80th st to Herbert R. Woods.

PEPE & BRO. have leased for James A. Lowe 271 West 11th st, a 4-sty brick building, to Augusta Reese for three years at \$1,700 per annum.

PEPE & BRO. have leased for the owner 15 King st, a 3-sty building, to Dr. A. Benevento, at a rental of \$720 per annum.

L. J. PHILLIPS & CO. have leased to James Butler (Inc.) the store and basement at 556 Lenox av, adjoining the northeast corner of 138th st, for Lillie S. Dean and William S. Overand.

GEO. R. READ & CO. have leased 2,000 sq. ft. in the Farmers Loan & Trust Company Building, 63-65 Beaver st, to Whist & Co., Inc.; and for Albert B. Ashforth (Inc.) offices in 50 Broad st to Newcombe & Co., marine insurance brokers.

GEO. R. READ & CO. have rented offices at 15 William st to Joseph I. Smith and Frank B. Hall & Co. This completes the renting of the entire building.

GEO. R. READ & CO. leased offices at 68 Broad st to F. Van Ronzelen, G. W. Gardiner & Co., Carl G. Hechinger, Emil Berger, Foremen Trading Co. and Joseph L. Schroeder; in the Coffee and Sugar Exchange to Lewis Corey; at 31 Nassau st to Albert Delafield, the Publicity Corporation, Cyrus Williams and Henry S. Brown; also offices at 120 Liberty st to William M. Sheehan & Co., Spon & Chamberlain, Rocap & Poole, Raymond W. Smith, Inc., University Safety Thread Co. and Louis de Brigard.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have leased the top floor of the new Mehlin Building, 4 East 43d st, to Hoppin & Koen, architects; also an entire floor in the Dutton Building, 681 5th av, to Cross & Cross, architects; to Andrew J. Thomas, architect, the entire building at 137 East 45th st for a long term.

MORRIS ROSE and Lewis L. Rosenthal leased for the Hobart Realty Co. for a long term the store at 954 Broadway to the Herald Square Haberdashers, Saul Mintz, president. The store was formerly occupied by Milton & Henry.

RULAND & WHITING CO. rented an office at 90 West st for Cruikshank Co., as agent, to Van Bokkellin Brothers; also space on the top floor of 97-101 Reade st for Philip L. Rose to Stember & Nash; in conjunction with Pease & Elliman, the westerly basement at 34 John st for Moses H. Harris to Humbert Auleta for a barber shop.

EVERETT M. SEIXAS CO. leased the furnished apartment of Miss Martha Hedman at 104 East 40th st to J. F. Mathews; to Lionel Samuels an apartment at 45 East 82d st; also

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leased unfurnished apartments in "The Towers" to John Freeman Day, Eugene R. Smidt, Mrs. Elizabeth Gallagher and Samuel Jacobson, and at 40 West 57th st an apartment to Andrew Shields.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Louis L. Firuski the store at 200 Canal st to M. Satz, wholesale confectioner.

JACOB J. TABOLT leased the store and basement at 250 Bowery to The High Grade Merchandise Co.; the store and basement at 143 Bleeker st to Vincent Verratti; the 5-sty tenement 203 East 14th st to John Kohler; the 4-sty building 202 West 36th st to Charles Wendeling, and 254 West 52d st to Rose Keating.

WERTHEIM & CLEAR have leased for Charles P. L. Huston Co., as agents, the 3-sty dwelling 527 Lexington av to Miss M. Sweeney.

REAL ESTATE NOTES.

LOWENFELD & PRAGER will move to their new offices at 37 Liberty st on April 30.

A. ARENT CO. has been appointed agents for the apartment house at 924 Kelly st.

PRICE BROTHERS have opened an office at 2463 7th av, where they will engage in a general real estate and insurance business.

ARTHUR E. WOOD has been appointed agent for 1270 Madison av, 70 East 122d st and 50, 52 and 54 Lewis st.

ERNEST A. HOWARD will move on May 1 from 61 7th av to large quarters at 69-A 7th av, Brooklyn.

HENRY W. CANNON is the buyer of 290 Madison av, recently sold by the Moller Estate, through William A. White & Sons. The buyer owns property adjoining on the south.

ALFRED C. BOWMAN, formerly associated with the Loton H. Slawson Co., has opened an office at 5 West 31st st, where he will conduct a general real estate and insurance business.

PEPE & BRO. have been appointed agents for 77 Washington pl, a new 4-sty studio building now in construction, to be ready for occupancy June 1, 1917.

McDOWELL & McMAHON have been appointed agents by Meville H. Bears for the subway building which he recently purchased at the southwest corner of 191st st and St. Nicholas av.

CALDER'S REAL ESTATE CO. has been appointed managing agent of the Fiske Terrace Apartments, Av H and Ocean av, Brooklyn, and also for the properties of the Paige Realty Co. and Thomas F. Wood, Jr.

GEORGE ARENDT is the buyer of the Chisholm house at 813 5th av, between 62d and 63d sts. the sale of which by William B. May & Co. was reported last week. The property was held by Mrs. Henrietta M. Chisholm, the seller, at \$260,000.

F. WILLIAM SOHNS was the broker in the recently recorded sale for Richard Vallender of the 6-sty apartment house at 1105-1107 Amsterdam av to the West 123d Street Realty Co., William M. Walker, president, who gave as part payment the 5-sty flat 23 West 123d st.

SANDFORD & GREEN have dissolved partnership. Mr. Sandford will have his office at 32 Nassau st. Mr. Green is now connected with the United States Trust Co., in charge of its real estate department.

THROUGH THE EFFORTS of Bulkeley & Horton Co. the square block bounded by Bedford and Atlantic avs, Bedford pl and Brevoort pl, Brooklyn, which was sold by them a short time ago, has been donated by the owner to the 23d Regiment for the purpose of stabling horses and mules.

IRVING L. GOLDBERG has been appointed agent for the four buildings now nearing completion on the east side of the Grand Boulevard and Concourse, just north of 167th st. These are the four buildings which were recently purchased by Frederick Brown from the builders, Adelstein & Avrutine.

HENRY SCHWIEBERT was the broker in the recently recorded sale for Henry Bassen to John D. Holstein of the 5-sty apartment house on the southwest corner of Grand Boulevard and Concourse and 184th st, on plot 59x96. This building was bought through the same broker by the seller about a year ago.

THOMAS J. O'REILLY was the broker in the recently recorded sale of the 4-sty dwelling 19 West 124th st for the Emigrant Industrial Savings Bank to Rev. James W. Powers. The house will be occupied by the Christian Brothers, who also own the adjoining buildings at Nos. 13-17 West 124th st, for the All-Hallows Collegiate Institute.

OWING to the number of requests received for the use of vacant land for vegetable gardening, J. Clarence Davies has opened a bureau for this purpose. He requests all owners of vacant lots, who care to give permission for the use of them for this purpose, to register their lots with him and he will then be able to give applicants who desire to cultivate such properties the opportunity of doing so.

A. N. GITTERMAN has sold for Joseph E. Marx 23-29 West 144th st, a vacant plot, 100x100, to the Marble Hill Development Corporation. This property is immediately over the subway, which has an easement at this point, and was given in part payment for the property recently acquired by Mr. Marx at Marble Hill. Negotiations are pending for a 21-year lease to a garage corporation. Title passed last Saturday.

THE M. MORGENTHAU, JR., CO., have negotiated a 1st mortgage loan of \$20,000 at 5 per cent, on 8 Pitt st, a 5-sty building, on lot 25.6x100. This building is now being converted into a studio and settlement building, having been leased through the same brokers for a long term of years to the Henry Street Settlement for use as an annex to the Neighborhood Playhouse on Grand st, which it adjoins.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
Total No.	169	125
Assessed Value.	\$11,168,950	\$4,100,400
No. with consideration.	28	18
Consideration.	\$838,810	\$489,500
Assessed Value.	\$1,066,250	\$628,000
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
Total No.	2,624	2,409
Assessed Value.	\$189,674,575	\$132,356,950
No. with Consideration	345	367
Consideration.	\$17,197,902	\$17,872,190
Assessed Value.	\$21,079,550	\$19,198,025

Mortgages.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
Total No.	70	73
Amount	\$911,019	\$1,158,367
To Banks & Ins. Cos.	21	21
Amount	\$482,750	\$629,000
No. at 6%	16	29
Amount	\$47,460	\$444,567
No. at 5 1/2%	2	2
Amount	\$41,250	\$12,500
No. at 5%	12	13
Amount	\$161,500	\$298,000
No. at 4 1/2%	5	2
Amount	\$40,500	\$20,000
No. at 4%		
Amount		
Unusual Rates	2	
Amount	\$16,500	
Interest not given.	33	27
Amount	\$603,809	\$383,300
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
Total No.	1,262	1,214
Amount	\$41,585,027	\$36,612,273
To Banks & Ins. Cos.	275	283
Amount	\$20,595,500	\$17,580,520

Mortgage Extensions.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
Total No.	38	22
Amount	\$1,187,700	\$546,750
To Banks & Ins. Cos.	20	7
Amount	\$600,500	\$255,000
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
Total No.	736	673
Amount	\$50,674,850	\$35,473,320
To Banks & Ins. Cos.	363	350
Amount	\$37,550,875	\$26,448,600

Building Permits.

	1917 Apr. 21 to 27	1916 Apr. 22 to 28
New Buildings.	5	19
Cost.	\$238,000	\$2,569,200
Alterations.	\$340,025	\$264,075
	Jan. 1 to Apr. 27	Jan. 1 to Apr. 28
New Buildings.	135	162
Cost.	\$19,540,300	\$18,928,995
Alterations.	\$4,621,064	\$6,904,709

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BRONX. Conveyances.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
Total No.	98	98
No. with consideration.	16	17
Consideration.	\$320,660	\$130,893
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
Total No.	1,819	1,926
No. with consideration.	211	265
Consideration.	\$2,434,896	\$1,831,208

Mortgages.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
Total No.	53	59
Amount	\$387,498	\$291,418
To Banks & Ins. Cos.	4	5
Amount	\$31,000	\$50,500
No. at 6%	20	26
Amount	\$135,030	\$114,626
No. at 5 1/2%	6	5
Amount	\$30,900	\$23,900
No. at 5%	5	15
Amount	\$44,050	\$99,700
No. at 4 1/2%		
Amount		
Unusual rates.	1	3
Amount	\$10,000	\$678
Interest not given.	21	10
Amount	\$167,818	\$52,514
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
Total No.	818	1,091
Amount	\$6,097,686	\$10,782,016
To Banks & Ins. Cos.	71	94
Amount	\$1,117,500	\$2,383,000

Mortgage Extensions.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
Total No.	15	13
Amount	\$341,500	\$297,167
To Banks & Ins. Cos.	3	5
Amount	\$87,000	\$233,000
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
Total No.	267	261
Amount	\$5,382,663	\$5,574,812
To Banks & Ins. Cos.	110	98
Amount	\$1,869,150	\$3,034,005

Building Permits.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
New Buildings.	32	20
Cost.	\$451,250	\$555,750
Alterations.	\$29,700	\$11,150
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
New Buildings.	197	237
Cost.	\$3,761,575	\$7,027,640
Alterations.	\$499,650	\$328,425

BROOKLYN. Conveyances.

	1917 Apr. 19 to 25	1916 April 20 to 26
Total No.	423	423
No. with consideration.	34	43
Consideration.	\$240,135	\$227,258
	Jan. 1 to Apr. 25	Jan. 1 to Apr. 26
Total No.	7,075	7,047
No. with consideration.	686	679
Consideration.	\$8,206,951	\$5,003,197

Mortgages.

	1917 Apr. 19 to 25	1916 Apr. 20 to 26
Total No.	282	300
Amount	\$1,074,306	\$1,258,115
To Banks & Ins. Cos.	60	94
Amount	\$399,300	\$509,875
No. at 6%	166	176
Amount	\$411,264	\$495,744
No. at 5 1/2%	56	65
Amount	\$314,150	\$490,725
No. at 5%	28	85
Amount	\$180,900	\$154,150
Unusual rates.	3	1
Amount	\$12,000	\$300
Interest not given.	29	23
Amount	\$155,992	\$117,196
	Jan. 1 to Apr. 25	Jan. 1 to Apr. 26
Total No.	4,783	5,154
Amount	\$21,303,056	\$21,275,302
To Banks & Ins. Cos.	943	1,180
Amount	\$7,458,689	\$7,989,552

Building Permits.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
New Buildings.	65	103
Cost.	\$668,150	\$567,850
Alterations.	\$53,305	\$122,485
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
New Buildings.	1,194	1,041
Cost.	\$11,432,300	\$16,138,900
Alterations.	\$1,786,839	\$1,599,418

QUEENS. Building Permits.

	1917 Apr. 20 to 26	1916 Apr. 21 to 27
New Buildings.	133	113
Cost.	\$314,060	\$558,575
Alterations.	\$38,840	\$30,473
	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
New Buildings.	1,323	1,838
Cost.	\$4,897,313	\$7,980,325
Alterations.	\$367,805	\$434,491

RICHMOND. Building Permits.

	1917 Apr. 19 to 25	1916 Apr. 21 to 27
New Buildings.	15	26
Cost.	\$57,065	\$115,758
Alterations.	\$6,275	\$6,065
	Jan. 1 to Apr. 25	Jan. 1 to Apr. 27
New Buildings.	176	286
Cost.	\$663,698	\$520,052
Alterations.	\$155,858	\$70,214

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

BUILDING conditions during the past week were normal, with a fair amount of work placed under contract and important operations out for estimates. Considering the business of the week the Metropolitan District has not shown up so well as some of the outlying sections. City work has fallen off somewhat, but the feeling is prevalent that the hesitancy on the part of builders to proceed with contemplated projects is only a temporary matter and that activities will be resumed just so soon as the national situation becomes more settled. The huge Government loan will no doubt have a tendency to absorb some of the money that would otherwise be placed in building operations and it remains to be seen to what extent the loan will actually affect the building situation.

At the present writing there is a vast amount of projected building work in sight. From the reports current the offices of the architects are exceptionally busy and the plans in progress are for representative operations. The building conditions in the West and Middle West are particularly satisfactory. These sections of the country are not close to the center of war activities and cannot be expected to feel the effects of the changed conditions as soon as do the sections along the Eastern seaboard.

Suburban building is quite active and present indications point to a steady improvement in the situation. Out of town contractors and dealers in materials and supplies feel that the balance of the season will be a busy time for them according to the work now underway and that in prospect.

The Turner Construction Company this week obtained a contract for the erection of two large reinforced concrete storage buildings at the Brooklyn Navy Yard, the total cost of which will be approximately \$2,000,000. This is the first important Government contract to be awarded and is the forerunner of a mass of important Government work.

Common Brick.—The market for common brick is practically marking time, and while the business is satisfactory, with an average number of sales being made and inquiries denoting that there is a considerable amount of new work in prospect, the last week was not at all unusual. The price of common brick is holding firmly at the \$10 level. There is now a sufficient quantity of this material coming into the market from the Hudson River yards, to take care of the demand and also to provide for a reasonable reserve. There is enough brick in sight to supply any possible demand and as there is every prospect that the output of this season will be upon the market by June 15, there is not likely to be any possibility of a shortage.

SUMMARY—Transactions in the North River brick market for the week ending Friday, April 27, 1917. Condition of market: Demand fair, prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Arrivals, 26; sales, 29. Distribution: Manhattan, 7; Bronx, 1; Brooklyn, 12; New Jersey points, 6; Astoria, 1; outside, 2.

Structural Steel—The market for structural shapes for private building work has been quite dull and there have been few inquiries current. The fabricating mills are still loaded with orders and there is no attempt to crowd matters at the present time. The outlook for future business is excellent, however, and although there has been a slight slump in building activities during the past week the condition is not attributed to the war, but rather is considered as one of those periods that are likely to occur at any time. There is a large amount of new work in prospect that

According to the present schedule the Federal Government will expend about \$115,000,000 in construction work, the bulk of which will be in the East. The navy yards at New York, League Island, Norfolk and the ones on the Pacific Coast are to be improved by the erection of new shops and warehouses to provide facilities for military activities. The building trades will undoubtedly shortly begin to feel the effects of the great amount of Government work and it is this feature that will assist to a large extent in keeping the industry busy. The preparedness program contains provisions for a very important amount of new construction work and the facilities of the building trades will be taxed to the utmost to complete the operations in schedule time.

Building material prices continue to advance in the scale and there is no manufacturer or dealer that is willing to hazard a guess as to the probable limit of the upward movement. The constantly increasing cost of structural commodities is responsible for the fact that a number of noteworthy operations are being held in abeyance and yet one of the really surprising conditions in regard to the building situation is the number of projects that are proceeding regardless of the high cost of materials. It is to be expected that the purely speculative work will be practically at a standstill, until the prices of materials become normal or at least reasonable. The investor and speculative builder cannot possibly afford to build at the present time on account of the unprecedented high cost and the exceedingly small margin of profit returned.

According to recent reports from prominent building concerns one of the factors that the trade will have to contend with will be the shortage of skilled labor. The situation is not considered good at the present time and there is every possibility that there will be a serious shortage as the season progresses and work becomes more active.

should come upon the market in the next few weeks. The steel industry is now making active preparations for the manufacture of steel required by the Government for war purposes, and it is expected that the various companies will be informed at an early date as to the amounts they are each to supply to the army and navy at the special prices. According to the present outlook it is expected that the Federal Government will require approximately one million tons of steel this year and there is no doubt but that the Allies will request the aid of the Government in obtaining special concessions on the steel that they require. The railroads are still in the market for a considerable tonnage for bridge work and there have been some orders booked for out of town projects, principally of a commercial nature. The strength of the steel industry is best indicated by the statement recently issued by the United States Steel Corporation. The net earnings of this concern for the first quarter of the current year again established a record, the amount being \$113,121,018. This is the eighth quarter since the first three months of 1915, in which the earnings of the preceding quarter have been surpassed. The prices of steel shapes are holding firmly. Mill shipments are quoted at 4.169c. to 4.919c. for delivery in one to four months.

Face Brick—The demand for practically all varieties of face brick is steadily growing notwithstanding the fact that the prices have advanced considerably of late and the prospect of further increases in the schedule at most any time. The manufacturers of face brick

have been seriously hampered this year by the difficulty in obtaining adequate supplies of coal and the extremely high price of that commodity. Producers of brick state that their output at the present time is greatly curtailed by his condition and further by the congested freight situation. The transportation conditions do not affect the transportation of brick from the plants to the consumers so much as they hinder the delivery of the coal so necessary to manufacturing. Manufacturers are actually hesitating to book orders on this account, as they are unable to guarantee a delivery date. A prominent manufacturer stated this week that their kilns are stacked and ready for firing, but are held up pending the arrival of coal that has been on the rails for many weeks. The cost of coal is another important factor. Coal that was bought one year ago for less than two dollars a ton is now selling at more than six dollars. This naturally affects face brick prices to a great extent, as it requires a ton of coal to burn a thousand brick.

Window Glass—The activity in this line has slowed down considerably during the last week or ten days, and it is perhaps a good thing for the trade as a whole, for the producing end has been handicapped by a number of conditions that have curtailed production. At the present time it is said that more glass is being sold than is being made, and the outlook is for a scarcity of glass and considerably higher prices. Although the prices have now been stationary for some weeks there is a prospect that advances will be announced at any time. The manufacturers have suffered for months from a shortage of raw materials and fuel, and the labor situation has not been satisfactory.

Linseed Oil—The market for this commodity is particularly firm with prices steadily advancing. During the last few weeks the price jumped by bounds, and there is every likelihood that further increases will be announced at any time. The flaxseed market is very strong and there is a scarcity of seed. One of the prime reasons for the high price of oil is the fact that the crushers are unable to dispose of the by-product, oil-cake. This was formerly shipped abroad in great quantities as a food for cattle, but since the war the facilities for shipping have been cut down in favor of war munitions and supplies. The income that was possible from this source has now almost stopped and the manufacturers have to make it up by increasing the price of the linseed oil.

Wire—Practically all manufacturers of wire have announced an advance of \$6 a ton and wire products have generally followed the lead. For some time substantial premiums have been paid for a reasonably prompt delivery, but the mills are swamped with orders and are working to capacity. Wire nails and wire cloth have also advanced to new levels and both commodities are in great demand. Deliveries are very uncertain and orders must be booked far in advance.

Sand and Gravel—The market for these commodities is more active and seems to be feeling the effects of the general renewal of spring building. The increasing popularity of reinforced concrete construction is helping market conditions in these lines and dealers look for an especially busy summer. Prices are holding firmly at the levels that have now maintained for some time.

Builders' Hardware—Substantially all lines of builders' hardware have sustained advances in price during the last two weeks. The increases were necessary on account of the rising cost of raw materials and the shortage of labor.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

- North River common.....\$10.00@ —
- Raritan common.....10.50@ —
- Second hand common, per load of 1,500.....10.00@ —
- Red face brick, rough or smooth, car lots.....\$21.00@ \$27.00
- Buff brick for light courts... 21.00@ 27.00
- Light colored for fronts... 25.00@ 36.00
- Special types..... 36.00@ 50.00

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):

- Domestic Portland. Spot...\$2.15@ —
- Rebate on bags, returned, 10c. bag.
- Rosendale Natural, to dealers, wood or duck bags...\$1.10@ —
- Rebate on bags returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):

- Trap rock, 1½ in. (nominal)...\$1.00@ —
- Trap rock, ¾ in. (nominal)... 1.20@ —
- Bluestone flagging, per sq. ft... .17@ 0.18
- Bluestone curbing, 5x16... .40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

- Exterior—
- 4x12x12 in., per 1,000.....\$87.50
- 6x12x12 in., per 1,000.....122.50
- 8x12x12 in., per 1,000.....148.75
- 10x12x12 in., per 1,000.....175.00
- 12x12x12 in., per 1,000.....218.75
- Interior—
- 3x12x12 in., per 1,000.....\$66.00
- 4x12x12 in., per 1,000..... 74.25
- 6x12x12 in., per 1,000..... 99.00
- 8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):

- Eastern common.....\$1.65@ —
- Eastern finishing..... 1.80@ \$1.85
- Hydrated common (per ton)...10.25@ —
- Hydrated finishing (per ton)...13.18@ —

LINSEED OIL—

- City Brands, boiled, 5 bbl. lots...\$1.20@ —
- Less than 5 bbls..... 1.21@ —

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

- 1½ in. (nominal).....\$1.10@ —
- ¾ in.No quotation
- Paving gravel (nominal)... 1.25@ —
- P. S. C. gravel.....@ 1.25
- Paving stone..... 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):

- Yellow pine (merchantable 1905, f.o.b. N.Y.):
- 8 to 12 ins., 16 to 20 ft...\$33.00@ \$41.00
- 14 to 16 ft..... 43.00@ 47.00
- Heart face siding, 4-4 & 5-4 34.00@ 36.00
- Hemlock, Pa., f. o. b. N. Y.
- base price, per M..... 26.00@ —
- Hemlock, W. Va., base price per M..... 25.00@ —
- Hemlock, Eastern mixed cargoes..... 22.00@ —

(To mixed cargo price add freight \$1.50.)

- Spruce, Eastern, random cargoes, narrow (delivered)...\$32.00@ \$35.00
- Wide cargoes..... 35.00@ 38.00
- Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

- Standard slab.....\$4.75@ \$5.00
- Cypress lumber (by car, f. o. b. N. Y.):
- Firsts and seconds, 1-in. 49.00@ —
- Cypress shingles, 6x18, No. 1
- Hearts..... 8.75@ \$9.00
- Cypress shingles, 6x18, No. 1
- Prime..... 7.50@ —
- Quartered oak..... 85.00@ 88.00
- Plain oak..... 60.00@ 63.00

Flooring:

- White oak, quartered, select...\$52.00@ —
- Red Oak, quartered, select... 52.00@ —
- Maple, No. 1..... 47.00@ —
- Yellow pine, No. 1, common flat..... 29.00@ —
- N. C. Pine, flooring, Norfolk. 30.00@ —

PLASTER—(Basic prices to dealers at yard, Manhattan):

- Masons' finishing in 100 lb. bags, per ton.....@ \$15.00
- Dry Mortar, in bags, returnable at 10c. each, per ton... 6.75@ 7.25
- Block, 2 in. (solid), per sq. ft...\$0.06¼
- Block, 3 in. (hollow)..... 0.6¼
- Block, 4 in. (hollow)..... .08
- Boards, ¼ in. x 8 ft......12¼
- Boards, ¾ in. x 8 ft......15¼

SAND—

- Screened and washed Cow Bay, 500 cu. yds. lots, wholesale...\$0.50@ \$0.55

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

- Beams & channels up to 14 in. 4.169@ 4.919
- Beams & channels over 14 in. 4.169@ 4.919
- Angles 3x2 up to 6x8..... 4.169@ 4.919
- Zees and tees..... 4.169@ 4.919
- Steel bars, half extras..... 4.169@ 4.919

TURPENTINE:

- Spot, in yard, N. Y., per gal.....\$0.51½

WINDOW GLASS. Official discounts from jobbers' lists:

- Single strength, A quality, first three brackets.....84% + 3%
- B grade, single strength, first three brackets.....86% + 5%
- Grades A and B, larger than the first three brackets, single thick.....83% + 3%
- Double strength, A quality.....84% + 3%
- B quality.....86% + 3%

TURNER CONSTRUCTION COMPANY OBTAINS \$2,000,000 CONTRACT

Total Floor Area Approximates Twenty-Five Acres

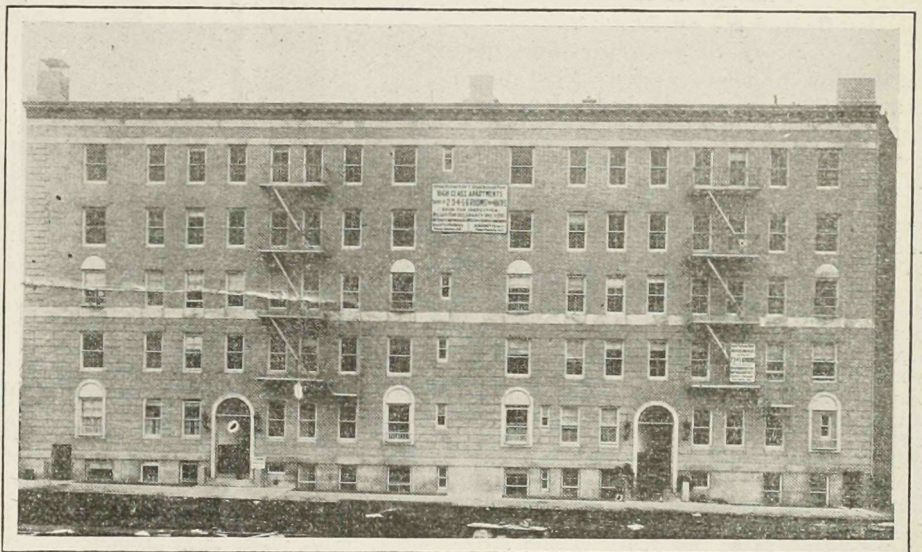
PROBABLY the most noteworthy incident of the past week in building circles was the announcement that the Turner Construction Company, 244 Madison avenue, Manhattan, had been awarded a non-competitive contract by the United States Navy Department to erect two huge reinforced concrete storage buildings at the Brooklyn Navy Yard. This contract is among the first and is the largest at present scheduled in the Government's preparedness program. The contractor was selected on account of efficient organization and ability to concentrate forces sufficient to construct these buildings in record time. The time element is now one of the most important factors in Federal work, and, according to the schedule arranged, the work will be completed and ready to turn over to the Government early next November. Unless present plans miscarry, the operation will be commenced during the coming week.

The contract calls for two structures, ten and eleven stories in height, respectively, built with flat slab floors, of reinforced concrete construction. The ten-story unit will have ground dimen-

sions of 200x200 feet and will be for the storage of provisions and clothing. The eleven-story building will have dimensions of 360x180 feet and will be used for storing naval supplies. Both structures will be fireproof in every particular. The total floor area of these buildings will be approximately twenty-five acres or more than the total floor area of the new Equitable Building. The cost of construction of both structures will be in the neighborhood of \$2,000,000.

The plans for this operation were prepared under the direction of Lieutenant-Commander L. M. Coxe, Public Works Officer of the Brooklyn Navy Yard, and the construction will proceed under his direct supervision. The buildings will be erected on pile foundations. The larger of the structures will be built on a foundation of reinforced concrete piles. About four thousand piles will be required. The other building will rest on a foundation of wood piles, about five thousand of which will be employed. The construction of these buildings will call for the consumption of approximately three thousand tons of steel reinforcing material, one hundred thousand barrels of cement and approximately two million feet, board measure, of lumber.

NEW APARTMENTS ON HAVEN AVENUE PRESENT INTERESTING PROBLEM



Rouse & Goldstone, Architects.
NEW APARTMENTS AT NOS. 138 TO 150 HAVEN AVENUE.

CONSTRUCTION is rapidly nearing completion on an apartment house projected, located at 138 to 150 Haven avenue, that embodied some unusual and interesting structural features. The operation consists of two five-story and basement multi-family dwellings erected on a site that is elevated approximately 200 feet above Riverside drive, and from which an excellent view of the Hudson River is obtained. The owner and builder of these structures is the Alto Realty Company, Inc., 320 Fifth avenue, and the architects are Rouse & Goldstone, 40 West 32d street. The cost of the operation will reach about \$500,000.

These new buildings occupy a combined frontage on Haven avenue, and have ground dimensions of 70 by 123 feet and 66 by 104 feet, respectively. The facades have been designed in a modified Italian Renaissance style, and have been constructed of granite, face brick and terra cotta. The base, to a height of six feet above the curb, is of granite, with shaft of brick, and the structure surmounted with a cornice of white marble and terra cotta. The foundations of these buildings present one of the most interesting features of the project. They are built of rubble stone masonry nearly 100 feet in height. The stone used was

bastard granite, laid in bonded courses in some instances six feet in thickness, and brought to a level every ten feet in height. A number of single stones in these foundations weigh more than six tons each. As there was no back filling on the space below the cellar level, this space will be utilized for storage purposes. There is a floor surface of more than 30,000 square feet that can be reached by the new street now being constructed by the city directly in the rear of the buildings which, will be known as Service street. From this street entrance will be had directly to this storage room through four large openings, fifteen feet in height and ten feet in width.

Separate apartments in these structures have been planned to contain from two to six rooms each, with bath. These rooms are all of exceptional size and are well arranged and lighted. The finish throughout the buildings is of white enamel. The yards and courts are another interesting feature of this project. They are carried on steel construction, and form a balcony around the entire building. The fire escapes have been extended around the entire rear of the structures, and are so arranged that they may be used by the tenants in the summer as a balcony.

DR. CLEVELAND RESIGNS.

Director of Bureau of Municipal Research to Enter Business in Boston.

ANNOUNCEMENT is made that Dr. Frederick A. Cleveland has resigned as Director of the Bureau of Municipal Research, and E. P. Goodrich, for some time acting director, will continue in that position. Dr. Cleveland has gone to Boston to enter business life. R. Fulton Cutting made the following statement relative to Dr. Cleveland's resignation, following a service of about ten years:

"Dr. Cleveland has resigned as director of the New York Bureau of Municipal Research. He will probably be elected a trustee and will continue to give to the Bureau his counsel in technical and scientific matters. He has taken a position in Boston with a commercial corporation controlled by George Willett. Mr. Willett is much interested in the work that the Bureau has been doing, and Dr. Cleveland will no doubt have opportunity for pursuing the work conducted by the New York Bureau, in Massachusetts communities.

"The New York City work of the Bureau has been for some time in charge of E. P. Goodrich. The national work has been taken up by the Institute of Governmental Research at Washington under the direction of W. W. Willoughby. The New York State work is conducted by Dr. Samuel McClune Lindsay, and the work in other cities of the country by Herbert R. Sands.

"The Bureau's cooperation with city officials is particularly active and cordial, and while the Bureau will miss the services of Dr. Cleveland, the efficiency of its staff is at high water mark."

George Henry Sargent.

George Henry Sargent, president of Sargent & Company, often called the dean of the hardware trade, died of infirmities due to old age at his home in New York City, on Saturday, April 14. He had been identified with the affairs of this company since 1853, until a few years ago. He was born at Leicester, Mass., on October 29, 1828, a descendant of William Sargent, who came from Northampton, England, in 1638, and settled in Charlestown, Mass. Mr. Sargent was trained at Harvard for the legal profession, but he joined the hardware business established by Joseph B. Sargent in 1849, which was merged into a co-partnership in 1853, Edward Sargent entering it later. In 1864, following the erection of a new plant at New Haven, Conn., the business was incorporated as Sargent & Company. George H. Sargent succeeded his brother, Joseph B., as president, after the death of the latter in 1907, in his 85th year. Mr. Sargent was a member of the Chamber of Commerce of New York, a director of the old Mercantile National Bank, of the Fidelity Trust Company and of the Industrial Underwriters of New York City. He was a member of, and for two years, president of the Hardware Club, and has also held office in the Union League and Republican Clubs. He was also a member of the University Club and the Harvard Club.

Trinity Blocks Skyscraper.

The thirty-five-story office building, which was projected for the site at 78 to 86 Trinity place, through to 111 to 123 Greenwich street, facing Trinity Cemetery, and owned by the American Bank Note Company, will not be erected, as a result of the decision reached by the Board of Appeals this week. The Board held that Trinity Cemetery would not effect nor justify any variation from the Zoning Resolution enacted by the Board of Estimate. The plans were originally prepared three years ago, and were redrawn prior to the adoption of the Zoning Resolution last July. The refusal of Alfred Ludwig, Superintendent of Buildings, to pass the plans, however, resulted in an appeal being taken by the American Bank Note Company, for a ruling to determine whether or not the company could erect a building of this size. I. N. Phelps Stokes, the architect,

and Albert S. Ridley appeared before the Board, and contended that Trinity Cemetery was a public place, and was within the meaning of the section of the Building Zone Resolution, wherein owners of properties facing plazas and public squares are permitted to take advantage of such locations. The Board voted, however, that Trinity Church was not a public place, since it could be shut off from public use at any time. The proposed building, as designed, calls for a main structure which would rise 374 feet, and a seven-story tower would add another 101 feet. The site is in the two and one-half times district, and under the law the building could only reach a height of 200 feet.

Addition for Y. M. C. A.

Trowbridge & Ackerman, 62 West 45th street, have been selected to draw plans for the additional buildings to be erected at 152 and 164 East 87th street, adjoining at each end the building of the East Side Branch of the Young Men's Christian Association. The purpose of the extension is to provide the additional equipment which the growth of the branch necessitates. The present building, although covering six city lots, is overcrowded. The extension will contain 600 sleeping rooms, and additional facilities will be provided for lovers of athletics. The properties were acquired last February through the Douglas Robinson, Charles S. Brown Company, as broker.

To Build Queens Bank.

The two new bank buildings to be occupied by the Bank of Long Island at Corona and Elmhurst, respectively, will be erected by John McKeefrey, 1416 Broadway, who has obtained the general contract. The building at the northwest corner of Sackett and 46th streets, Corona, will be one story in height, of brick and stone construction, and will measure 30x80. The other at the southwest corner of Broadway and Laurel Hill Boulevard, Elmhurst, will be of similar height and construction, and will measure 33x70 feet. Both structures have been designed by A. Wallace McCrea, 23 East 15th street, Manhattan.

Planning Brooklyn School.

Ludlow & Peabody, 101 Park avenue, Manhattan, are drawing plans for the school, dormitory and administration buildings, to be erected at 1483 Pacific street, Brooklyn, for the Brooklyn Training School for Girls, Mrs. J. J. Roberts, 841 President street, president. The buildings will be three and two stories in height, and will measure 30x105, 24x45 and 23x35, respectively.

New Jersey Warehouse.

Armour & Company, 120 Broadway, Manhattan, and 208 South La Salle street, Chicago, contemplate the erection of an eight-story reinforced concrete warehouse, 200x150, to occupy the block bounded by 16th and 17th, Coles and Mammoth streets, Jersey City, N. J. The structure will cost about \$500,000, and will be designated by R. C. Clark of Chicago.

Big Bronx Project.

Henry U. Singhi, Bronx builder, who has been actively identified with projects in the western part of the borough, plans the erection of twenty-one three-story dwellings on the north side of Kingsbridge road, west of Reservoir avenue, from plans prepared by J. C. Cocker, 2017 Fifth avenue, architect. The estimated cost of the operation has been placed at \$147,000. Each house will occupy a lot 250 feet deep, to provide gardening space.

\$250,000 Marginal Street Garage.

Thomas Monahan, at 216 West 18th street, contemplates the erection of a four-story brick, terra cotta and stone garage, to occupy the entire block front in Marginal street, from 19th to 20th street. The proposed building will cost about \$250,000 and is being designed by George M. McCabe, architect, 96 Fifth avenue.

PERSONAL AND TRADE NOTES.

Harry St. Clair Zogbaum, architect, formerly of 437 Fifth avenue, has moved to 18 East 41st street.

Betz & Drake, architects, of Kingston, N. Y., have opened an office at 56 2d street, Newburgh, N. Y.

Edward J. Alquist, building contractor, has moved his office from 312 West 42nd street to the Central Building, 25 West 42nd street.

E. A. Wurth, architect, will move his office on May 1 from the Union Building to the Ordway Building, 207 Market street, Newark.

Kerner Incinerator Company will move its offices, on May 1, from 351 Lexington avenue to 321 Madison avenue, near 42nd street.

E. J. Johnson, dealer in slate, located for twenty years at 38 Park Row, has removed his offices to the Berkeley Arcade, 19 West 44th street.

Simon Wiesenberg, who was formerly associated with M. Whitelaw, 118 East 28th street, has become president of the Sims Construction Company, 1170 Broadway.

Duell, Warfield & Duell, counselors at law, have moved their offices from 2 Rector street to the Berkeley Arcade, 19 West 44th street. Royal W. France has become a member of the firm.

Hercules Cement Corporation, 30 East 42nd street, announces that W. W. Bailey, formerly connected with the Atlas Portland Cement Co., has been appointed District Sales Manager.

Mason, Hilton & Company and the Merrill-Ruckgaber Company have moved their offices to 120 Liberty street and have associated themselves in the formation of the Cadmus Construction Company, which will continue as constructor of railroad buildings, power developments, dams, bridges, tunnels, coal pockets and other structures.

Professor C. R. Richards, Professor of Mechanical Engineering and head of the department since 1911, has been appointed dean of the College of Engineering and director of the Engineering Experiment Station of the University of Illinois to succeed Dr. W. F. M. Goss, who has resigned to become president of the Railway Car Manufacturers' Association of New York.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

POMFRET, N. Y.—J. Foster Warner, 1036 Granite Building, Rochester, N. Y., advisory architect, is receiving competitive sketches for a 2 and 3-story brick and concrete Memorial Tuberculosis Hospital for the Chautauqua Co., Newton Memorial Hospital, Judge Lambert, Fredonia, N. Y., and Bradley H. Phillips, 804 Morgan Building, Buffalo, trustees, owners. Projects consist of (1) administration building, and (2) ward buildings, power house, reservoir, pump house, ice house, bakery, kitchen, serving room, laundry and disinfecting room. Cost, \$135,000.

PORT JERVIS, N. Y.—The Board of Education of Port Jervis, Port Jervis, contemplates making general repairs to the public school in Hudson st, for which no architect has been selected, and details are undecided. Cost, \$15,000.

SYRACUSE, N. Y.—The Lafayette Av M. E. Church, Rev. R. DeWitt Stanley, pastor, 214 Corning av, Syracuse, contemplates erecting a 2-story Sunday school building to contain classrooms, assembly, dining room and kitchen, on Lafayette av. No architect has been selected.

ASBURY PARK, N. J.—The First M. E. Church of Asbury Park, Rev. L. K. Willman, pastor, southeast cor of Grand and 2d avs, Asbury Park, owner, contemplates rebuilding the brick church at the northeast cor of Grand and 1st avs, for which no architect has been selected. Cost, \$100,000.

RUTHERFORD, N. J.—The Rutherford Order, F. & A. Masons, c/o Mr. Currant, Rutherford National Bank, contemplates an addition to its lodge building at 169 Park av, for which no architect has been retained. Cost, \$4,000.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has the general contract for remodeling the 5-sty brick and stone residence, 25x93, at 17 East 9th st, for Henry M. Hoyt, Jr., owner, from plans by H. E. Laubinger, and desires bids from sub-contractors at once. Cost, \$12,000.

FACTORIES AND WAREHOUSES.
MANHATTAN.—Buchman & Fox, 30 East 42d st, architects, are taking bids on the general contract, to close April 30, for the annex to the 7-sty brick and reinforced concrete candy factory at 420-422 West 45th st, for Stern & Saalesberg, 416 West 45th st, owners. Cost, \$75,000.

SCHOOLS AND COLLEGES.
PATERSON, N. J.—The City of Paterson, Board of Education, City Hall, is taking bids on separate contracts, to close 10 a. m., May 14, for a 3-sty brick public school, 200x200, to contain 42 classrooms, on Broadway, between Graham av and 18th st, from plans by H. B. Crosby, First National Bank Building, Paterson, architect. Cost, \$275,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—M. Rosenberg (formerly Rosenberg & Aronson), 12-16 West 116th st, is figuring the general contract (excepting the steam and electrical work) for the extension to the present building at 135-137 Canal st, for J. J. Shmuckler, owner, from plans by George Fred Pelham, 30 East 42d st, architect. He desires bids on all sub-contracts at once.

MISCELLANEOUS.
MANHATTAN.—The City of New York, Department of Parks, Cabot Ward, pres., Municipal Bldg., owner, is taking bids on the general contract to close 3 p. m., May 3, for a comfort station at Madison Square Park.

BRONX.—The Interborough Rapid Transit Co., 165 Broadway, Manhattan, owner, is taking bids for the erection of the structural steel for the 1 and 2-sty inspection shed, office and recreation room, 130x591, at 239th st and White Plains rd, from privately prepared plans. Bids close

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
GRAMERCY PARK.—Grosvenor Atterbury, 20 West 43d st, has plans in progress for the alteration of the 4-sty brick and stone dwelling into studio apartments, at 2 Gramercy Park, for Ronald C. Lee, 2 East 33d st, owner.

188TH ST.—Neville & Bagge, 105 West 40th st, have completed plans for a 6-sty brick, stone, terra cotta and granite apartment house, 87x82, in the south side of 188th st, 100 ft west of Amsterdam av, for the Charlemont Building Co., Charles Brogan, pres., 153 Madison av, owner. Cost, \$90,000.

CHURCHES.

VAN NESS PLACE.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for the brick and stone synagogue, at 2 Van Ness pl, for the Congregation Darch Amuno, c/o Rabbi N. B. Goldberger, 218 West 4th st, owner.

DWELLINGS.

57TH ST.—Herbert J. Krapp, 116 East 16th st, has completed plans for alterations and extension to the 5-sty brick dwelling and store building, 16x85, at 122 East 57th st, for the Emila Hoffman Estate, 116 East 16th st, owner. Cost, \$6,000.

64TH ST.—Arthur C. Jackson, 25 Madison av, has preliminary plans in progress for alterations and addition to the 4-sty brick dwelling, 20x84, at 119 East 64th st, for Henry E. Meeker, 119 East 64th st, owner. Includes a new brick and stone front and a 1-sty extension and 1-sty addition. Cost, \$17,000.

FACTORIES AND WAREHOUSES.
SOUTH ST.—Clarence S. Howell, 550 West 174th st, has completed plans for alterations to the 5-sty brick warehouse and office building, 25x101, at 48 South st, for the Wall Rope Works, William F. Wall, pres., owner, on premises. Cost, \$7,000.

HOSPITALS AND ASYLUMS.
AMSTERDAM AV.—The Columbia School of Architecture, Columbia University, is drawing plans for a 2-sty base hospital, 76x200, on the east side of Amsterdam av, bet 113th and 114th sts, for St. Luke's Hospital, Amsterdam av and 113th st, owner. Cost, \$75,000.

HOTELS.

59TH ST.—S. F. Oppenheim, 500-508 7th av, has plans in progress for alteration to the hotel at the northeast cor of 59th st and 5th av for the Hotel Netherland, John F. Garrety, general manager, 500-508 7th av, owner. Cost, \$30,000.

43D ST.—Rossiter & Muller, 15 West 38th st, have completed plans for alterations to the 12-sty brick hotel, 50x200, at 47-9 West 43d st, for the Billings Estate Corp., Samuel E. Kilners, pres., 115 Broadway, owner. Cost, \$5,000.

SCHOOLS AND COLLEGES.

MORNINGSIDE AV.—H. A. Koelble, 114 East 28th st, has plans in progress for the alterations to the parochial school at 168 Morningside av for the St. Joseph's Roman Catholic Church, Morningside av and 125th st.

STABLES AND GARAGES.

38TH ST.—M. Joseph Harrison, World Building, has completed plans for a 1-sty brick garage, 25x100, at 305 East 38th st, for Henry Hof, 567 3d av, owner. Cost, \$5,000.

58TH ST.—Benjamin S. Hudson, 319 9th st, Brooklyn, has plans in progress for a

1-sty brick garage, 100x100, in 58th st, near the North River, for John E. Collins, owner. Cost, \$20,000.

117TH ST.—Otto L. Spannake, 13 Park Row, has completed plans for alterations to the 3-sty brick garage, 50x94, at 306-308 West 117th st, for Morris Cohen, owner. Cost, \$4,000.

98TH ST.—Irving Margon, 370 East 149th st, has plans in progress for a 1-sty brick garage, 100x100, in the south side of 98th st, 200 ft west of 1st av, for William Hagedorn, 98th st and 1st av, owner. Cost, \$14,000.

ELIZABETH ST.—Max Muller, 115 Nassau st, has completed plans for interior alterations to the 3-sty brick garage, 100 x51, at 152-154 Elizabeth st, for Elizabeth C. Dessecher, 796 6th av, owner. Cost, \$18,000.

140TH ST.—J. M. Felson, 1133 Broadway, has completed plans for a 1-sty brick and stone garage, 75x200, at 18-22 West 140th st, for David Kadinsky, pres. K. & L. Realty Co., 35 Nassau st, owner. Cost, \$15,000.

89TH ST.—Charles Stegmayer, 163 East 91st st, has preliminary plans in progress

Electric Service Preparedness

Todd and Robertson, Inc., believe in preparedness. They have, in other words, prepared to attract tenants by securing Edison Service for their new 20-story office building. Work has not yet begun on this great structure to be erected at Madison Avenue and Forty-fifth Street. Yet an Edison contract for 3,000 lights and 370 horsepower has already been signed

Tenants at present are not considering new properties that do not offer Central Station supply. This factor is too vital to be overlooked. The inducement of such service, on the other hand, is too essential for a building management to disregard

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New York

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SUPERVISION OF BUILDING OPERATION
POWER PLANT ECONOMY

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for alterations and addition to the 5-sty brick garage, 100x96, at 69-73 East 89th st, for Edmund J. Curry, 28 East 95th st, owner. Includes a 4-sty addition. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

29TH ST.—F. B. & A. Ware, 1170 Broadway, have completed plans for alteration and extension to the two 4-sty brick loft buildings, 40x56, at 124-6 West 29th st, for the Charles A. Smith Estate, 2 Hudson st, owner. Cost, \$10,000.

43D ST.—John H. Scheier, 25 West 42d st, has completed plans for alterations and extension to the 3-sty brick store and office building, 20x57, at 18 West 43d st, for Eugene A. Hoffman Estate, 258 Broadway, owner, and Joseph P. Callendar, 32 Broadway, lessee.

ST. NICHOLAS AV.—Andrew J. Thomas, 137 East 45th st, will draw plans for the 1-sty brick and stone taxpayer, on a plot 80x125, at the northeast cor of St. Nicholas av and 182d st, for Ennis & Sinnott, 55 Liberty st, owners.

THEATRES.

34TH ST.—Gronenberg & Leuchtag, 303 5th av, will draw plans for remodeling the brick and stone Savoy Theatre, at 112 West 34th st, for Sullivan & Farrell and Saul J. Baron, owner, and Walter Rosenberg, 112 West 34th st, lessee. Includes building a new entrance in 33d st, changing stage, enlarging seating capacity and installing new chairs and lavatories.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

GRAND AV.—M. W. Del Gaudio, 401 Tremont av, has plans in progress for a 5-sty brick apartment house, 53x27x105, on the west side of Grand av, 75 ft north of North st, for Caretta Construction Co., G. Caretta, pres., 1771 Gleason st, owner. Cost, \$50,000.

UNIVERSITY AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty tenement house, 101x89, at the southwest cor of University and Merriam avs, for the Lankan Realty Co., 656 West 118th st, owner and builder. Cost, \$100,000.

LILLIAN PL.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty tenement, 79x70, at the southwest cor of Lillian pl and Tremont av, for the 1010 Tremont Co., 68 William st, owner. Cost, \$60,000.

OGDEN AV.—Edwin Wilbur, 562 West 164th st, has completed plans for a 5-sty tenement, 92x72, on the east side of Ogden av, 550 ft north of 170th st, for the Westboro Realty & Investment Co., 3 East Burnside av, owner. Cost, \$60,000.

WADSWORTH TERRACE.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for a 5-sty brick and stone apartment house on the east side of Wadsworth Terrace, 100 ft north of 190th st, for the Harrison Av Building Co., 215 West 125th st, owner. Cost, \$70,000.

BOSCOBEL AV.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for three 5-sty brick, stone and terra cotta apartment houses, 175x220, on Boscobel av, adjoining the northwest cor of Shakespeare av, for the Filrose Construction Co., Philip Krulewich, owner and builder, 92 Haven av.

CHURCHES.

MORRIS PARK AV.—F. B. & A. Ware, 1170 Broadway, are revising plans for a 1-sty frame parish house, 30x40, to include a gymnasium and club rooms, at Morris Park and Barnes avs, for the Van Nest Presbyterian Church, G. M. Elsbree, 1710 Cruger av, owner.

MINFORD PL.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the alteration of the dwellings at 1424 and 1426 Minford pl, into a synagogue, for the Congregation Aien Jacob Auché Liscover, c/o Jacob Brown, 809 Broadway, owner. Cost, \$5,000.

DWELLINGS.

WILDER AV.—De Rose & Cavaliere, 3d av and 148th st, are preparing plans for a 2-sty brick dwelling, 26x45, at the southwest cor of Wilder av and Warner pl. Owner's name will be announced later. Cost, \$5,500.

KAPPOCK ST.—Everett V. Meeke, 52 Vanderbilt av, has completed plans for a 3-sty frame residence, 19x44, in the north side of Kappock st, 180 ft east of Spuyten Duyval Parkway, for the Estate of I. G. Johnson, c/o E. M. Johnson, trustee, Independence av, owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

WALTON AV.—Frederick G. C. Smith, Greenwich, Conn., has completed plans for a 6-sty brick factory on the west side of Walton av, 152 ft north of 138th st, for David Rousseau, Ossining, N. Y., owner. Cost, \$5,000.

HOTELS.

CITY ISLAND AV.—Joseph J. Eberle, 489 5th av, has completed plans for extension to the hotel at the southeast cor of City Island av and Bridge st for Rose Freund, 575 West 172d st, owner. Consists of a 1-sty frame extension, 75x51, to the 3 and 2-sty frame hotel. Cost, \$4,000.

STABLES AND GARAGES.

INWOOD AV.—John De Hart, 1039 Fox st, has completed plans for a 1-sty brick garage, 100x120, on the east side of Inwood av, 500 ft south of Belmont st, for the Inwood Garage Co., John Rein-schmidt, 2437 Morris av, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS AV.—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 1-sty brick store, 33x50, on the east side of White Plains rd, 250 ft south of 220th st, for John O'Brien, 3700 Olinville av. Cost, \$8,000.

FOX ST.—Charles Schaefer, Jr., 529 Courtlandt av, has completed plans for alterations to the 2-sty brick store at the southwest cor of Fox st and Westchester av for the Benenson Realty Co., Benjamin Benenson, pres., 401 East 152d st. Cost, \$5,000.

SOUTHERN BLVD.—Irving Margon, 370 East 149th st, has completed plans for a 1-sty brick store building, 30x100, on the west side of Southern Blvd, 154 ft south of 180th st, for the Wilson Bryant Co., Samuel Horowitz, pres., 391 East 149th st, owner and builder. Cost, \$12,000.

SEDGWICK AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 2-sty brick showroom and storage building, 70x140, at the southwest cor of Sedgwick av and 177th st, for Edward F. Branning, Cedar av and 177th st, owner. Cost, \$50,000.

JEROME AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for 1-sty brick stores, 110x100, on the west side of Jerome av, 76 ft south of Burnside av, for the Creston Realty Co., Irving Judis, 7 East 42d st, owner. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

20TH AV.—Shampan & Shampan, 772 Broadway, have completed plans for three 4-sty apartment houses on a plot 165x100, on the northwest cor of 20th av and 66th st, for the G. & W. Holding Co. Cost, \$150,000.

CHURCHES.

8TH AV.—Axel A. Ekblom, 728 41st st, has completed plans for a 4-sty brick and stone church, 49x63, at the northeast cor of 8th av and 44th st, for the Finnish Evangelist Golgatha Congregation Church, J. E. Littleback, pres., 671 41st st, owner. Cost, \$35,000.

WYONA ST.—Louis Allmendinger, 20 Palmetto st, has completed plans for the extension of the 2-sty Church and Sunday School in the west side of Wyona st, 150 ft north of Fulton st, for the Evangelical Reformed Christ Church, on premises, owner. Cost, \$4,000.

DWELLINGS.

NEW LOTS AV.—Morris Rothstein, 1767 Pitkin av, Brooklyn, has completed plans for eight 2-sty brick dwellings and stores, 21x61 and 21x68, on the south side of New Lots av, west of Hinsdale st, for Rosen-stein & Rosenberg, 658 Hinsdale st, owner. Total cost, \$36,000.

NEW LOTS AV.—Morris Rothstein, 1767 Pitkin av, Brooklyn, has completed plans for ten 2-sty brick and stone dwellings and stores, 20x62, on the south side of New Lots av, bet Hinsdale st and Snediker av, for Rosenstein & Rosenberg, 658 Hinsdale st, owner. Cost, \$5,000 each.

82D ST.—O. L. Perfect, 8401 18th av, Brooklyn, has completed plans for a 2-sty frame dwelling, 22x54, in the north side of 82d st, 210 ft west of 23d av, for O. L. & G. W. Perfect Const. Co., 8401 18th av, owner. Cost, \$6,000.

SIDNEY PL.—W. T. McCarthy, 16 Court st, has completed plans for alterations to the 4-sty dwelling in the east side of Sidney pl, 219 ft north of State st, for the Sidney Place Corp., 194 Wilson st, owner. Cost, \$10,000.

CORBIN PL.—E. C. Block and Walter Hess, 500 5th av, Manhattan, have completed plans for a 2-sty frame and stucco dwelling, 22x41, in the east side of Corbin pl, 140 ft south of Oriental Blvd, for Adeline Aselmeir, 10 West 46th st, Manhattan, owner. Cost, \$8,000.

54TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for the extension of the 2-sty dwelling in the south side of 54th st, 225 ft east of 14th av, for Barel Schwartz, 1347 43d st, Brooklyn. Cost, \$3,000.

PARK PL.—E. M. Adelson, 1776 Pitkin av, has plans in progress for the alteration and extension to the 2-sty brick resi-

dence at 1104 Park pl. Owner's name withheld. Cost, \$3,000.

MERMAID AV.—Perlstein & Perlstein, 37 Fulton av, Middle Village, have completed plans for a 3-sty brick dwelling with store, 20x60, on the south side of Mermaid av, 80 ft east of West 30th st, for Charles G. Martino, 2914 Mermaid av, Brooklyn, owner. Cost, \$4,000.

51ST ST.—Frederick W. Eisenla, 186 Remsen st, has completed plans for two 2½-sty frame and shingle dwellings, 18x50, in the north side of 51st st, 295 ft west of 17th av, for Harris Wilner, 4706 14th av, owner and builder. Total cost, \$8,000.

EAST 21ST ST.—F. W. Eisenla, 186 Remsen st, will draw plans for three 2½-sty frame dwellings, 16x42, in the east side of East 21st st, 150 ft south of Av O, for the Amersfort Bldg Co., 315 Washington st, owner and builder. Cost, \$4,500 each.

FACTORIES AND WAREHOUSES.

OAK ST.—William Higginson, 21 Park Row, Manhattan, has completed plans for five 1-sty brick warehouses, 50x100, in the south side of Oak st, 364 ft west of West st, for Anderson Gratz, Noble and West sts, owner. Cost, \$50,000.

DEAN ST.—Herman A. Weinstein, 165 Remsen st, has completed sketches for a 1-sty brick factory, 100x150, in Dean st, for a company now being formed. Exact location and owner's name will be available later. Cost, \$25,000.

STABLES AND GARAGES.

LEXINGTON AV.—H. Brutchhaaser & Son, 30 West Ellery st, have completed plans for a 1-sty brick garage, 50x100, on the north side of Lexington av, 94 ft west of Bedford av, for George Wendelburge, 201 Walworth st, owner. Cost, \$8,000.

HINSDALE ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, L. I., have completed plans for extension to the 2-sty stable at the southeast cor of Hinsdale st and Vienna av for Henry Sacks, 426 Hegeman st, owner. Cost, \$4,000.

QUEENS—

BERGEN ST.—Morris Whinston, 459 Stone av, is preparing plans for a 1-sty brick and steel public garage, 65x110, in the north side of Bergen st, 63.2 ft west of East New York av, for Harris Reisler, 293 Stone av. Cost, \$20,000.

THATFORD ST.—E. M. Adelson, 1776 Pitkin av, has completed revised plans for a 1-sty brick garage, 33x100, in the west side of Thatford st, 237 ft south of Lott av, for Meyer Bros., 460 Rockaway av, owners and builders.

DEGRAW ST.—W. J. Conway, 400 Union st, has completed plans for a 1-sty brick garage, 51x98, in the north side of Degraw st, 200 ft east of 3d av, for Jennie Ferro, 601 Degraw st, owner. Cost, \$7,000.

LEXINGTON AV.—Willard Parker, 24 McDonough st, has completed plans for a 1-sty brick and stone garage, 50x97, on the south side of Lexington av, 100 ft east of Classon av, for H. A. Crosby, 2773 East 27th st, Brooklyn, owner. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

14TH AV.—Cannello & Gallo, 60 Graham av, have completed plans for a 3-sty brick store and factory building, 30x82, on the east side of 14th av, 70 ft south of 64th st, for Vincenzo La Barbera, 6405 14th av, owner. Cost, \$15,000.

KEMBLE AV.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 1-sty concrete shop building, 60x140, on the west side of Kemble av, 1352 ft south of Mill av, for the Atlantic Gulf & Pacific Co., 13 Park Row, Manhattan, owner. Cost, \$20,000.

THEATRES.

ROBINSON ST.—Arthur G. Carlson, 226 Henry st, is revising plans for the alteration of the moving picture theatre at the northwest cor of Robinson st and Nosstrand av (Century Theatre), for James H. Ward, 226 Henry st, owner. Cost, \$15,000.

Queens.

DWELLINGS.

HAMILTON, L. I.—Edward O. Johnson, Howard Beach, L. I., has had plans completed privately for four 1½-sty frame dwellings, 14x23, on the east side of Meyer Canal, 720 ft south of Hawtree Creek rd. Cost, \$4,000.

JAMAICA, L. I.—Joseph Kaiser, Degraw av and Alsop st, Jamaica, has had plans completed privately for a 2½-sty frame dwelling, 16x36, in the north side of Willow st, 80 ft east of Cooper st. Cost, \$3,000.

RICHMOND HILL, L. I.—L. Dannacher, 3190 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 20x39, in the east side of Church st, 295 ft south of Metropolis av, for Joseph Reuben, Stoothoff av, Richmond Hill, owner. Cost, \$9,000.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for four 2-sty brick dwellings, 20x59, at the southwest cor of Brandon av and Yarmouth st for Henry Bieg, 185 Etna st, Brooklyn, owner. Cost, \$18,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 20x36, at the southeast cor of Division and Lefferts avs, for F. W. Kaiser, 3 Division av, Richmond Hill, owner. Cost, \$7,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for eighteen 2-sty brick dwellings, 18x42, at the southwest cor of Shelton av and Middletown st for Levy & Baird, 44 Court st, owner. Cost, \$81,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for three 2½-sty frame dwellings, 18x36, on the east side of Flushing av, 185 ft east of Hillside av, for Harry Wade, Washington st, Richmond Hill, owner. Cost, \$12,000.

FAR ROCKAWAY, L. I.—J. H. Cornell, Mott av, Far Rockaway, has completed plans for interior alterations and extension to two dwellings and stores on the west side of Mott av, 200 ft south of Beach 20th st, for the Beachwood Realty Co., Far Rockaway, owner. Consists of a 2-sty frame extension, 37x50 to rear. Cost, \$7,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for the extension to the frame residence on the east side of Parkview av 230 ft south of Hillside av, for F. W. Scutt, 336 Fulton st, Jamaica, owner. Cost, \$3,000.

ELMHURST, L. I.—Frank Kurz, 318 Grand st, Maspeth, L. I., has completed plans for a 2-sty frame dwelling, 17x37, in the east side of 22d st, 655 ft south of Woodside av, for Mary F. Henebry, 171 East 74th st, Manhattan, owner. Cost, \$3,000.

ELMHURST, L. I.—I. P. Card, Corona, L. I., has completed plans for a 2-sty frame dwelling, 20x41, at the southwest cor of Bowne and Jamaica avs, for John

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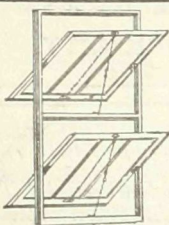
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A. Rapelye, 4 Queens Blvd, Elmhurst, owner. Cost, \$3,500.

JAMAICA, L. I.—Cohn Bros., 361 Stone av, Bklyn, have completed plans for four 3-sty brick dwellings and stores, 18x55, at the southeast cor of Hardenbrook and Hillside avs, for the Hardenbrook Bldg Corp., 614 Saratoga av, Bklyn, owner. Cost, \$28,000.

ST. ALBANS, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 30x25, in the west side of Wesley pl, 140 ft north of St. Marks av, for John H. Hayes, Prospect st and Cedar av, Jamaica, L. I., owner. Cost, \$3,500.

WOODHAVEN, L. I.—George Crane, 4710 Jamaica av, Richmond Hill, has plans in progress for two 2-sty brick dwellings and stores, 20x57, for F. W. Kaiser, 230 St. Anns av, Richmond Hill, owner. Cost, \$5,000.

RICHMOND HILL, L. I.—Henry E. Haugaard, Hillside Bank Bldg, Richmond Hill, has plans in progress for two 2-sty frame and shingle dwellings, 16x37, on Beaufort st, near Vine st, for Joseph N. Kofod, 2710 Jamaica av, Richmond Hill, owner. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Gronenberg & Leuchtag, 303 5th av, Manhattan, have completed plans for a 1-sty brick factory, 50x140, at the southwest cor of 7th and Pierce avs, for Isidore J. Silverstein, 157 Spring st, Manhattan, owner. Cost, \$12,000.

STABLES AND GARAGES.

RICHMOND HILL, L. I.—G. M. Nelson, 819 Halsey st, Brooklyn, has completed plans for a 1-sty brick garage, 40x93, on the west side of Lefferts av, 250 ft south of Jamaica av, for Charles Colin, Lefferts av, Richmond Hill, owner. Cost, \$4,500.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—T. J. Reidy, 76 Holt av, L. I. City, has completed plans for interior alterations and extension to the side shop in the east side of Chestnut st, 260 ft south of Flushing av, for Frank Pallante, Chestnut st, L. I. City, owner. Cost, \$3,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Hunt & Hunt, 28 East 21st st, Manhattan, are revising plans for a dwelling for Mrs. O. H. P. Belmont, 15 East 41st st and 447 Madison av, Manhattan, owner.

HALLS AND CLUBS.

FREEPORT, L. I.—Charles M. Hart, Main st, Bayshore, has plans in progress for a 2-sty brick lodge building for the Freeport Lodge, I. O. O. F.

MUNICIPAL.

HEMPSTEAD, L. I.—The Town of Hempstead contemplates the construction of a Town Hall, to cost \$75,000. I. Baylis, Main st, Hempstead, will prepare the plans. Details will be available later.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—Charles Glenn, 545 South Broadway, Yonkers, has completed plans for a 3½-sty brick and stucco flat, 52x54, at 180 Clifton av, for Rollins Bros., 545 South Broadway, Yonkers, owners and builders. Cost, \$14,000.

DWELLINGS.

SCARSDALE, N. Y.—Laurence M. Loeb, 37 East 28th st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 29x41, for R. T. Bryan, owner. Cost, \$8,500.

NEW ROCHELLE, N. Y.—Peter Cameron, 16 Pratt st, New Rochelle, owner and builder, has had plans completed privately for a 2½-sty frame dwelling on Aberfoyle rd. Cost, \$5,000.

PELHAMWOOD, N. Y.—Philip Resnyk, 40 West 32d st, Manhattan, has completed plans for a 2½-sty frame and shingle dwelling, 30x40, in Washington st, for Otto Kranforts, McLean Heights, Yonkers, N. Y., owner. Cost, \$7,000.

NORTH PELHAM, N. Y.—De Rose & Cavalieri, 148th st and 3d av, Manhattan, have completed plans for a 2-sty brick dwelling, 25x45, on the east side of 6th av, 100 ft south of 6th st, for John Zaccheo, on premises, owner. Cost, \$4,500.

ARDSLEY-ON-THE-HUDSON, N. Y.—Caretto & Forster, 50 East 42d st, Manhattan, have plans in progress for a 2½-sty stucco, brick and frame dwelling, 60x20, to include a wing and a garage, about 40x20, one mile from the station, for Walter E. Walker, owner. Cost, \$12,000.

SCHOOLS AND COLLEGES.

WHITE PLAINS, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have been selected to prepare plans for the construction of a public school at White

Plains for the Board of Education of White Plains, High School Bldg., White Plains, owner. Details are undecided as yet.

STABLES AND GARAGES.

YONKERS, N. Y.—William H. Humphreys, Nepera Park, Yonkers, owner and builder, has had plans completed privately for a 1-sty hollow tile and stucco garage, 50x75, at the cor of 1st st and Webb av. Cost, \$7,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 5-sty brick and stone apartment, 138x120, for the Kruvath-Mayzel Co., 1st and Wall sts, Elizabeth, N. J., owner. Cost, \$200,000. Exact location will be announced later.

NEWARK, N. J.—Nathan Korn, 206 West 120th st, Manhattan, has completed plans for the alteration to the 3-sty brick apartment houses, with stores, at the northeast cor of Springfield av and South 11th st, for Jacob Lebowitz, 44 Treacy av, Newark, owner. Cost, \$4,000.

FAIRVIEW, N. J.—Philip H. Diemer, 128 Humboldt st, Union Hill, N. J., has completed plans for a 2-sty brick flat, with store, 25x58, at the southwest cor of Anderson and Roosevelt avs, for Carlo Russo, 28 Anderson av, Fairview. Cost, \$10,000.

NEW BRUNSWICK, N. J.—Henry G. Bach, Raritan Bldg., Highland Park, N. J., has plans in progress for a 2-sty frame and siding flat, 38x54, in Suydam st, for G. Mollica, 106 Remsen av, New Brunswick, owner. Cost, \$8,000.

CHURCHES.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, Manhattan, are preparing sketches for the addition to the 1-sty brick church at the cor of Bergen and Atlantic sts, for the Church of Our Saviour, c/o Rev. J. H. Meyer. Cost, \$12,000.

DWELLINGS.

MONTCLAIR, N. J.—Christopher Myers, Crane Building, Montclair, has completed plans for a 2½-sty frame dwelling, 33x61, at 125 Edgemont rd, for James P. O'Neill, 161 North Mountain av, Montclair, owner and builder. Cost, \$6,000.

LYONS, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for alterations and fire repairs to the 2½-sty frame dwelling, near Bernardville, for Mr. Friedlander, 6 South Arlington av, East Orange, owner. Cost, \$2,500.

HACKENSACK, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, has completed plans for six 3-sty brick dwellings and stores, 20x57 ft, at the northwest cor of Main st and Banter pl, for the Grand Building Corp., Lewis Gold, pres., 44 Court st, owner. Cost, \$8,000 each.

SHORT HILLS, N. J.—J. Leadbeater, Maplewood av, Maplewood, N. J., is preparing sketches for a 2-sty frame Colonial residence on Hobart av. Owner's name will be announced later.

GLENRIDGE, N. J.—Christopher Myers, Crane Building, Montclair, is preparing plans for a 2½-sty frame dwelling, 34x24, on Belleville av, near Herman st, for Joseph H. Cavanaugh, 48 Herman st, Glenridge, owner. Cost, \$5,000.

GLEN ROCK, N. J.—Pember & Campaigne, 24 James st, Albany, are preparing plans for a hollow tile and stucco residence, 56x50, for Mrs. Louisa Gillespie.

HAWTHORNE, N. J.—Joseph De Rose, 119 Ellison st, Paterson, N. J., has completed plans for a 2½-sty frame and shingle dwelling, 26x32, on Garfield rd, for Sands Bros., 1099 Garfield rd, Hawthorne, owners and builders. Cost, \$6,000.

EAST PATERSON, N. J.—A. Vegllante, 42 Passaic st, Garfield, N. J., has plans in progress for a 2-sty brick and hollow tile dwelling, 23x46, on Summit av, for S. Curci, owner. Cost, \$5,500.

PASSAIC, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for four 2½-sty frame dwellings, 26x30 ft, in Indian Ridge Park Development Co., Passaic, owner. Cost, \$4,000 each.

RUTHERFORD, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for six 2½-sty frame dwellings, 28x30, for the Carlton Realty Co., Rutherford, N. J., owner. Cost, \$4,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for alterations and addition to the 2½-sty frame dwelling, with a 1-sty extension, 14x33, at 189 Upper Mountain av, for Ella Wadleigh, 6 Norman pl, Montclair, owner. Cost, \$5,000.

BLOOMFIELD, N. J.—Fred Pierson, 160 Bloomfield av, Bloomfield, has completed plans for a 2½-sty frame dwelling, 22x49, on Bloomfield av, 200 ft south of Watsess-

ing av, for L. Pesantes and J. Trivett, Oakwood av, Bloomfield, owners. Cost, \$5,000.

RIDGEFIELD, N. J.—J. Duke Harrison, 52 Vanderbilt av, Manhattan, is preparing sketches for two 2½-sty frame and shingle dwellings, 22x36 ft each, near the station. Owner's name will be announced later. Cost, \$7,500 each.

NEWARK, N. J.—Manfred, Mancusi & Ungaro, 238 Washington st, Newark, have completed plans for two 2-sty brick dwellings at 27-29 Mt. Prospect av, for Aniello Cerullo, 31 Prospect av, Newark, owner. Cost, \$4,500.

BLOOMFIELD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling, 26x28, for the Soho Realty & Development Co., 13 Park Row, Manhattan, owner. Cost, \$4,000.

CHATHAM, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling, 26x28, for Gilbert C. Brown, 270 Passaic st, Newark, owner. Cost, \$4,000.

EAST ORANGE, N. J.—B. H. Shepard, 564 Main st, Englewood, N. J., has plans in progress for a 2½-sty frame dwelling, 29x29, at 74 Kenwood pl, for Clarence B. Mills, 315 Springdale av, East Orange, owner. Cost, \$4,500.

CLIFTON, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling, 30x36, for Henry Beldon, 199 2d st, Clifton, owner. Cost, \$6,000.

ENGLEWOOD, N. J.—J. J. Ferry, 5 Dean st, Englewood, has been selected to prepare sketches for the construction of a dwelling for George Faulkner, Bennett rd, Englewood, owner. Exact location will be announced later.

DEMAREST, N. J.—Herman Fritz, News Building, Passaic, has completed plans for ten 2½-sty frame dwellings, 28x30, for the Demarest Home & Building Co., c/o Eastern States Development Co., 45 West 34th st, Manhattan, owner. Cost, \$4,000 each.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 2-sty frame and siding dwelling and store, 24x34, in West 26th st, for Raffaele Cestaro, 49 Chestnut st, Paterson, owner. Cost, \$3,500.

ELIZABETH, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 2-sty brick dwelling and store, 23x30, and a 1-sty extension, 23x20, at 14 1st st, for Morris Fern, 12 1st st, Elizabeth, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—R. W. Erlar, 45 Clinton st, Newark, has completed plans for a power house, garage and loft in Cross st, for Wardell's Steam Laundry, on premises, owner. Cost, \$25,000.

HOTELS.

LAKEWOOD, N. J.—L. C. Benner, Appleby Building, Asbury Park, N. J., is preparing plans for a 3-sty frame and shingle hotel, 46x51, in 5th st, for K. B. Mohel, 16 5th st, Lakewood, owner. Cost, \$14,000.

STABLES AND GARAGES.

ASBURY PARK, N. J.—W. C. & A. F. Cottrell, Kinmouth Building, Asbury Park, has completed plans for a 1-sty hollow tile and stucco public garage to contain five stores, 148x116, at the northeast cor of Kingsley st and 1st av, for Harry L. Giberson, 512 2d av, Asbury Park, owner.

LANDING, N. J.—Conklin & Convery, 665 Broad st, Newark, have completed plans for a 2-sty brick and hollow tile block public garage and apartment, for Oscar Benson, Mechanic st, Netcong, N. J., owner.

JERSEY CITY, N. J.—Maximilian Zipkes, 405 Lexington av, Manhattan, has completed plans for a 1-sty brick garage, 21 x46, at 645 Bergen av, for Daniel Waldstein, on premises, owner. Cost, \$4,000.

NEWARK, N. J.—E. V. Warren, Esséx Bldg, Newark, has completed plans for twenty 1-sty hollow tile and stucco attached individual garages, 50x100, on 3d av, near 7th st, for Paul Brangs, 335 Rosevil av, Newark, owner. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

WEST NEW YORK, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, are preparing plans for the alteration of the 1-sty brick and frame moving picture theatre at 719 Bergenline av, into a store building, for John Knobloch, 717 Bergenline av, West New York, owner. Cost, \$2,500.

HIGHLAND PARK, N. J.—Alexander Merchant, 363 George st, New Brunswick,

has completed plans for a 1-sty brick store bldg, 40x40, at 202 Raritan av, for J. S. Turner, on premises, owner. Cost, \$3,500.

THEATRES.

NEWARK, N. J.—P. A. Vivaptas, North 4th st, Union, N. J., has preliminary plans in progress for a 1-sty brick theatre, 100 x160, at 909-915 Broad st, for Frank G. Hall, 118 Market st, Newark, owner.

FAIRVIEW, N. J.—Philip H. Diemer, 128 Humboldt st, Union Hill, N. J., has completed plans for a 2-sty brick moving picture theatre, to contain dwelling and store, at the northeast cor of Day and Hamilton avs, for Vincenzo Pampollano, Fairview, owner. Cost, \$11,000.

Other Cities.

HOSPITALS AND ASYLUMS.

GLENVILLE, N. Y.—C. T. Van Rensselaer, State st, Schenectady, has plans in progress for a 2-sty frame tuberculosis hospital and school for children, for the Board of Managers of Schenectady, N. Y., owner. Cost, \$10,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

SOMERVILLE, N. J.—Henry R. Nier, Cliff st, Somerville, has the general contract for rebuilding the two 3-sty brick apartment, lodge room and store building at 40-44 West Main st, for Stewart A. Kenny, Somerville, owner, and William H. Parry, Somerville, lessee, from plans by Jacques N. Vanderbeek, 126 High st, Somerville, Cost, \$30,000.

MANHATTAN.—The Yorkville Construction Co., 438 East 82d st, has the general contract for alterations and fire repairs to the 5-sty brick apartment and store building at 1462 2d av, for Annie Fried, 120 East 86th st, owner, from plans by S. F. Oppenheim, 333 East 80th st. Cost, \$7,000.

BANKS.

WHITE PLAINS, N. Y.—R. S. Pollock, 118 East 28th st, has the general contract for the side addition to the 1-sty bank at 128 Main st, for the Citizens' Bank of White Plains, on premises, owner, from plans by Beverly S. King and Shiras Campbell, 103 Park av, Manhattan.

DWELLINGS.

PLAINFIELD, N. J.—James W. Carver, 770 Woodland av, Plainfield, has the general contract for a 2½-sty frame and stucco dwelling at the cor of Woodland and Highland avs for W. K. Dunbar, 1223 Watchung av, Plainfield, owner, from plans by Frederick Stone, 55 Broadway, Manhattan. Cost, \$12,000.

SAYVILLE, L. I.—L. Howe, West Sayville, L. I., has the general contract for a 2½-sty frame and shingle dwelling at Main st and Greeley av for Dr. W. H. Ross, North Main st, Sayville, owner, from plans by H. Benjamin, Sayville.

NEW ROCHELLE, N. Y.—The Dassler Construction Co., 208 Huguenot st, New Rochelle, has the general contract for a 2-sty frame dwelling at Lafayette and Echo sts, for Sidney Goldsmith, 208 Huguenot st, New Rochelle, owner, from plans by L. Barnard, 46 Lawton st, New Rochelle. Cost, \$5,000.

WESTFIELD, N. J.—Nelson S. Archbold, 124 St. Paul st, Westfield, has the general contract for a 2½-sty frame and shingle dwelling, 30x32, in Sylvania pl, for E. S. Morehouse, 641 Elm st, Westfield, owner, from privately prepared plans. Cost, \$6,000.

ENGLEWOOD CLIFFS, N. J.—James L. Bried, West st, Englewood, has the general contract for alterations to the 3-sty frame and stone dwelling, 50x50, for Everley M. Davis, 60 Wall st, Manhattan, owner, from plans by E. H. Klaber, 101 Park av, Manhattan.

BOLTON LANDING, N. Y.—Ormsby Bros., Bolton Landing, Lake George, N. Y., have the general contract for a 2-sty clapboards dwelling on Lake George, for Sidney Homer, 336 Riverside dr, owner, from plans by Edward S. Hewitt, 597 5th av, Manhattan. Cost, \$20,000.

EASTHAMPTON, L. I.—F. Smith, Easthampton, has the general contract for alterations and addition to the 2-sty frame and shingle dwelling for Robert Gardner, Easthampton, owner, from privately prepared plans. Cost, \$3,000.

NEWARK, N. J.—Trautman & Frechette, 148 Nepara av, Newark, have the general contract for the 2½-sty frame dwelling at 41-43 Lyons av, for Edmund L. Pendleton, Mt. Vernon, owner, from privately prepared plans. Cost, \$5,000.

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NORTH BERGEN, N. J.—Fred Fermer, Secaucus, N. J., has the general contract for a 2½-sty brick dwelling, 22x36, on the south side of Gillies av, for David Hern, Boulevard, West Hoboken, N. J., owner, from plans by Leo Feinen, 3697 Boulevard, Jersey City. Cost, \$7,000.

HARTSDALE, N. Y.—The E. T. Abbott Construction Co., 1133 Broadway, Manhattan, has the general contract for the 2½-sty frame residence, 80x40, for S. A. Breding, 320 Broadway, Manhattan, owner, from plans by Theodore C. Visscher, 299 Madison av, Manhattan.

RUTHERFORD, N. J.—Daniel Goss, 60 Raymond av, Rutherford, has the general contract for the 2½-sty frame dwelling in Walnut st, near Morse st, from privately prepared plans. Owner's name will be announced later.

SCARSDALE, N. Y.—Tilden & Co., 331 Madison av, Manhattan, has the general contract for a 2-sty frame, stucco and hollow tile residence, 77x38, on Sherbrouck road, 100 ft east of Heathcote road, for I. Markowitz, 251 West 86th st, Manhattan, owner, from plans by Laurence M. Loebe, 37 East 28th st, Manhattan, architect. Cost, \$12,000.

PROPOSALS

Notices under this heading are read by Contractors and others interested in bidding on City, State and Federal Government work—whether for new construction, alterations or supplies. Non-pareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 21, 1917.—Sealed proposals will be opened in this office at 3 p. m., June 1, 1917, for the construction of the United States post office at Altus, Okla. Drawings and specifications may be obtained from the custodian of the site at Altus, Okla., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 26, 1917.—Sealed proposals will be opened in this office at 3 p. m., June 6, 1917, for the construction, complete, of the United States Post Office at Orange, Texas. Drawings and specifications may be obtained from the Custodian of site at Orange, Texas, or at this office, in the discretion of the Acting Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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APRIL 18, 1917.—Editor of Record and Guide, 119 West 40th Street, New York City.—Sir: I desire to call attention that the judgment recorded in the New York County Clerk's office on April 14th, 1917, in the sum of \$138.20 in favor of E. T. Burrowes Co. against one Frederick C. Zobel is not against me, but against one of the same name residing in the Borough of Brooklyn. My residence is in the borough of Richmond and I have no judgment against me nor any litigation of any kind pending. Yours very truly,
 FREDERICK C. ZOBEL, Architect,
 35 West 39th St.

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PATERSON, N. J.—George Smith, 46 20th av, Paterson, N. J., has completed plans for a 2-sty hollow tile and stucco dwelling, 28x60, at 268-270 East 32d st, for Samuel Cohen, 40 Gray st, Paterson, owner, from privately prepared plans. Cost, \$13,000.

GREENWICH, CONN.—The Weir Building Co., 76 Arch st, Greenwich, has the general contract for the residence, cow barn, stable and garage on Blake av, for W. F. Dominick, 3 West 29th st, Manhattan, owner, from privately prepared plans. Cost, \$20,000.

ELIZABETH, N. J.—Herbert W. Tuttle, 26 Park av, Elizabeth, has the general contract for the alteration of the 2½-sty frame residence at 632 Newark av, for Clarence A. De Goll, 634 Newark av, Elizabeth, owner, from privately prepared plans. Cost, \$3,000.

GREAT NECK, L. I.—Cruikshank & Fraser, 103 Park av, Manhattan, have the general contract for the 2½-sty frame and shingle dwelling, 50x90, for the Ansley King Realty Co., Great Neck, owner, from privately prepared plans. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Milliken Bros., 111 Broadway, have the general contract for the alteration and extension to the 6-sty brick electric generator station, 197x272, at 666 and 680 1st av, for the New York Edison Co., 130 East 15th st, owner, from plans by William W. Erwin, 130 East 15th st, architect. Cost, \$40,000.

MANHATTAN.—Stone & Reydel, 1370 Dean st, Brooklyn, have the general contract for the annex to the 5-sty ice cream factory at 223 East 24th st, for the J. N. Horton Ice Cream Co., 205 East 24th st, owner, from privately prepared plans. The Jump House Wrecking Co., 210 West 14th st, has obtained the wrecking contract.

HOTELS.

MANHATTAN.—M. J. Callahan, 77 Varick st, has the general contract for alterations to the brick hotel at 56 East 59th st, for the Roland Estate, Irving Woodworth, trustee, Singer Building, owner, and the Hotel Roland, W. H. McCarthy, manager, on premises, lessee, from plans by James S. Maher, 431 West 14th st.

MUNICIPAL.

PATCHOGUE, L. I.—The Molloy & Murray Saw Mill, River road, Yonkers, have the general contract for building the concrete roads in Main st, North Ocean av and Railroad av, for the Village of Patchogue, owner. Cost, \$51,306.

HOHOKUS, N. J.—E. B. Van Horn, 25 Broad st, Ridgewood, N. J., has the general contract for the improvement, grading and macadamizing of Miller rd, for the Township of Hohokus, Mahwah, N. J., owner. Simmons & Livermore, Ridgewood, N. J., are the engineers.

LYNDHURST, N. J.—The Averill-Mathews Co., 31 Clinton st, Newark, has obtained the general contract for the water main on Newark av, from Kingsland av to Swayne av, and on Swayne av, 300 ft easterly from Newark av, for the Board of Commissioners of the Township of Union, Lyndhurst, N. J., owner. Thomas Bowe, East Rutherford, N. J., is the engineer. Cost, \$1,450.

SCHOOLS AND COLLEGES.

MANHATTAN.—Jacob A. Zimmerman, 18 East 41st st, has the general contract for the alteration and extension to the 3 and 2-sty school and convent at 628 West 140th st, for the Regis Convent, on premises, owner, from plans by T. A. Bruno, 203 East 33d st. Cost, \$10,000.

YONKERS, N. Y.—T. & C. Miller, Yonkers, have the general contract for addition to the 2-sty brick school No. 1, for the Board of Education of Yonkers. Chas. P. Easton, pres., High School Building, Yonkers, owner, from plans by George Howard Chamberlain, 18 South Broadway.

STABLES AND GARAGES.

MANHATTAN.—William J. Taylor, 7 East 42d st, has the general contract for a 5-sty brick and granite garage, 100x100, at 337-343 East 64th st, for the Co-Operative Bldg Const. Co., from plans by Hunt & Hunt, 28 East 21st st.

MANHATTAN.—The E. T. Abbott Construction Co., 1133 Broadway, has the general contract for the 2-sty brick and reinforced concrete public garage, 92x95, at the southwest cor of Av B and 18th st, for the Bryce Estates, 50 East 42d st, owner, from plans by Shape, Bready & Peterkin, 220 West 42d st, Cost, \$35,000.

BROOKLYN, N. Y.—Justus D. Doenecke & Son, 35A Kosciusko st, Brooklyn, N. Y., have obtained the general contract for the 1-sty brick garage to be erected on Rogers av and Tilden av, for Miss Net-

tie Malloon, 2913 Clarendon rd, owner, from plans by Robert T. Schaefer, 1526 Flatbush av, architect. Cost, \$2,500.

BROOKLYN, N. Y.—Justus D. Doenecke & Son, 35A Kosciusko st, Brooklyn, N. Y., have obtained the general contract for the 1-sty brick garage to be erected at the northwest cor of Albemarle rd and Nostrand av for William Behnken, 1473 Bedford av, owner, from plans drawn by Edward Drake, 1333 Putnam av, architect. Cost, \$2,500.

HARRISON, N. Y.—John Reardon, Railroad av, Rye, N. Y., has the general contract for addition to the 1-sty terra cotta and tile garage, 38x20, for Mrs. J. M. Chamberlain, Harrison, owner, from plans by Hobart B. Upjohn, 456 4th av, Manhattan. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—George Hiltl, 114 East 28th st, has the general contract for alterations to the 5-sty brick restaurant at the northeast cor of 59th st and 3d av for the Chinese restaurant, Lee Chee, in charge, owner, from plans by Wortmann & Braun, 114 East 28th st. Cost, \$5,000.

MANHATTAN.—C. S. McKune Co., 409 West 55th st, has the general contract for alterations to the 9-sty brick and stone showroom and loft building, 25x100, at 580 5th av, for the Empire Trust Co., Leroy W. Baldwin, on premises, owner, and the Hill's Studio, 463 5th av, lessee, from plans by Henry O. Chapman, 334 5th av. Cost, \$4,000.

MANHATTAN.—A. Feinberg, 1520 Washington av, has the general contract for alteration and extension to the 4-sty brick store, office and dwelling, 20x70, at 827 Lexington av, for Charles M. Munsch, 410 Madison av, owner, from plans by M. Joseph Harrison, World Building. Includes a 2-sty front extension and a 1-sty rear extension. Cost, \$6,500.

MANHATTAN (Subs).—A. J. Contracting Co., 452 West 38th st, has obtained the contract for interior masonry, plastering, carpentry, painting, etc., on various floors of the Berkeley Arcade, 18 West 45th st, amounting to about \$35,000. The same company has obtained the contract from the League of the Eleven Allies, for masonry, carpentry and other work in the Abercrombie & Fitch Building, Madison av and 45th st, amounting to about \$5,000.

MANHATTAN.—Justin C. O'Brien, 118 East 28th st, has the general contract for alterations to the 6-sty brick loft bldg, 40x100, at 203-205 Greene st, for the Equitable Trust Co., A. W. Krech, pres., 35 Wall st, owner, from plans by G. A. & H. Boehm, 7 West 42d st, architects. Cost, \$25,000.

BRONX.—The Magoba Construction Co., 1178 Broadway, has the general contract for a 3 or 4-sty brick and stone loft bldg, 50x100, at the southeast cor of Lincoln av and 135th st, for Grabiell Muhlstein, owner, and the Rubber Waste Co., 146 Lincoln av, lessee, from plans by Albert E. Davis, 258 East 138th st, architect. Cost, \$26,000.

POUGHKEEPSIE, N. Y.—Kingston & Campbell, 1 Washington sq, Poughkeepsie, have the general contract for a 2-sty brick workshop, 40x44, in Main st, for P. C. Doherty, Main st, Poughkeepsie, owner, from plans by W. J. Beardsley, 49 Market st, Poughkeepsie. Cost, \$6,000.

PALMYRA, N. Y.—E. A. P. Krabben-schmidt, 32 Prospect st, Newark, N. J., has the general contract for the 3-sty hollow tile and stucco office building, 40x60, including a 3-sty window, 13x35, at the foot of William st, for the Crandall Packing Co., Palmyra, N. Y., owner, from privately prepared plans. Cost, \$20,000.

BUFFALO, N. Y.—The Linwood Construction Co., 723 Marine National Bank Building, Buffalo, has the general contract for remodeling the 4-sty brick and stone business block at the southeast cor of Swan and Main sts, into a restaurant, for E. M. Statler, Ellicott sq, Buffalo, owner, from plans by Eisenwein & Johnson, Ellicott sq, Buffalo. Cost, \$75,000.

MISCELLANEOUS.

MANHATTAN.—Bernard Knopp, 431 West 41st st, has the general contract for alterations to the brick and stone museum and exhibition building at the southeast cor of Lexington av and 23d st, for the College of the City of New York, George McAneny, secretary, St. Nicholas Terrace and 139th st, owner, from plans by Crow, Lewis & Wickenhoefer, 200 5th av, architects. Cost, \$30,000.

BRONX.—Bernard Robinson, 1368 Broadway, has the general contract for a 1½-sty brick and stucco passenger station, canopies and platforms, 72x20, at Sedgwick av and West 161st st, for the N. Y. Central & Hudson River R. R. Co., 70 East 45th st, owner, from privately prepared plans.

TRADE AND TECHNICAL SOCIETY EVENTS.

NINTH NATIONAL CONFERENCE ON CITY PLANNING will be held in Kansas City, Mo., May 7-9, 1917. NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting in Washington, D. C., May 8-10, 1917. NATIONAL MACHINE TOOL BUILDERS' ASSOCIATION will hold its spring meeting at the Hotel Sinton, Cincinnati, Ohio, May 21-22. NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Elks Hall, Jersey City, N. J., May 15-17. AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twentieth annual meeting at Atlantic City, at the Hotel Traymore, June 26 to 30, inclusive.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar E. Teale, secretary, 35 Broadway.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Philadelphia, May 9-10. Headquarters, Bellevue-Stratford Hotel.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and Third av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Ann's av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Ann's av.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month, Calvin W. Roce, 29 West 30th st, secretary.

10 av, 840—John C Gillies.....FA-NoS-DC Vandewater st, 34—Charles R McBride, FA-FP(R) 3 st, 120-32 W—Peter Franz.....D&R 19 st, 211-15 W—National Cash Register Co, 1170 Bway.....D&R 18 st, 459 W—Joseph Brennan.....RQ 19 st, 205-9 W—Louis Jeffrey Linotyping Co, Rec 23 st, 71 W—N J Metro Film Service.....FP(R) 25 st, 127-31 W—Superior Button Co, CF-Rec-Rub

28 st, 229-39 W—Triangle Engraving Co, Rec-FA-NoS 43 st, 520-8 W—Weser Bros.....FA 49 st, 127 W—R F L Garage.....D&R 49 st, 327-31 W—Sally Wesbader, NoS-FA-Rec-CF-Rub

49 st, 618-22 W—Rufus Darrow's Son.....FA-NoS 49 st, 64 W—Ice Mfg Co, 1480 Bway, RefSys(R)-FP(R)-FD

54 st, 157 W—Westinghouse Electric & Mfg Co, 165 Bway.....D&R 55 st, 125 W—John D Rockefeller, 26 Bway, FP(R)-NoS

55 st, 137 W—Nelson Robinson, 23 E 55,FP-NoS 55 st, 139-43 W—Jean W Thevenet.....CF-FP(R) 55 st, 245 W—Sharrer Patent Top Co.....Rec 58 st, 235 W—Geo W Honk Co.....D&R Bowery, 161—Joseph Schwartz.....Ex-FP Broome st, 506—Valleaux Mfg Co.....Ex-St(R) Broadway, 471—Mrs J G Lyle.....St(R)-Ex Broadway, 740-44—O B Potter Properties, 71 Bway.....Ex(R) Broadway, 1546—Childs, 200 5 av.....Ex(R) Broome st, 426—Wm C Walker's Sons, 299 Bway.....Ex-St(R)-Ex(R) Canal st, 171—Saffer Bros.....Ex-St(R) Canal st, 140-3—Himowitz & Hoppenfeld.....Ex Canal st, 179—Mrs Julia R Kinkele, 251 W 100.....Ex-St(R) Canal st, 246—Manhattan Leasing Co, 149 Church.....Ex Broadway, 1931-7—John L Miller, 1947 Bway, FP-Ex

Broome st, 264—D & W Mullins.....Ex-FP Chambers st, 94—J G White & Co.....St(R)

Canal st, 244—Homer Foot, Jr, 7 E 42, St(R)-Ex-Ex(R) Centre st, 220—Burton Thompson, 10 Wall, St(R)-Ex(R)-Ex Chambers st, 164-6—Chambers-Greenwich St Co, 307 Greenwich.....Ex-St(R) Chambers st, 124—Cammann, Voorhees & Floyd, 84 William.....FP-Ex-St(R) Cherry st, 312—Richard Dudensing.....Ex-FP Cherry st, 40—H S Northrop.....Ex-St(R) Cherry st, 488—Crane Co, 490 Cherry.....Ex Church st, 273—Tyng Co.....Ex(R) Division st, 11—N Einstein.....St(R) Dev st, 68—Wm H Whiting & Co, 41 Park Row.....Ex(R) Fletcher st, 34-40—Waterman Bldg Co, 173 Bway.....FP-St(R)-Ex(R) Fulton st, 24-26—Charles Mowatt, 9 Cambridge pl, Bklyn.....Ex-Ex(R) Grand st, 147—Jacob Franz, c J S Sills & Son, North R & 37th.....Ex(R) Grand st, 245—S Golde & Son, 84 5 av.....Ex John st, 111—Feliz F Dens.....Ex Greenwich st, 162—Lewis Landsberg.....St(R)-Ex Greenwich st, 108—Geo B Chisholm Estate, St(R)-FP-Ex-Px(R) Greene st, 262-4—Sonnhe Meyer.....St(R) Grand st, 188—F R Stable, 189 Grand,St(R)-Ex Mulberry st, 164—Stable Bros, 189 Grand, St(R) Lafayette st, 204—Folsom Bros, 127 E 34th, Ex-St(R) Lexington av, 589—Walter Butler, 56 Liberty, Ex-St(R) Liberty st, 133—William A Paepke, 52 Beaver, Ex

Maiden lane, 32—Mutual Life Insurance Co, 32 Nassau.....Ex-St(R) Park Row, 148—Joseph Koehler, 150 Park Row, St(R)-Ex Pearl st, 299—Inverness Realty Co, 49 Wall.....Ex Reade st, 106-8—Est D L Einstein, 27 William.....Ex Renwick st, 38—A Laudemann.....FP-St(R) 28 st, 32 W—Edward P Dickie.....Ex Wooster st, 62—Daniel Birdsall & Co, 317 Bway.....GE Gold st, 74—J L Buckley, 344 W 25.....Ex Grand st, 185—R J Turnbull, 55 Liberty, St(R)-GE-Ex Grand st, 343—I W Schenker, 930 Park av, Ex-St(R) Grand st, 431—G C Hallock, Jr, Sons, 401 Grand.....Ex-St(R) Greenwich st, 195—Manly & Grand, 120 Bway, St(R)-Ex Greenwich st, 458—Fredk J Dixon, Carnegie Hall.....Ex-St(R) Greenwich st, 74—John A Shappert.....St(R)-Ex Greenwich st, 237 Handel Bros.....St(R)-Ex-O Greenwich st, 262—C B Paul.....St(R)-Ex-O Greenwich st, 325-7—Armour & Co.....Ex 5 av, 463-5—E O Roesselle, 542 5 av, St(R)-Ex(R)

Franklin st, 114—Est L Stiefel, 38 E 60, Ex-St(R) Henry st, 94—M Domosh.....Ex Howard st, 34—Calahan Est, 135 Bway, Ex-St(R) Hudson st, 73—Kemp, Day & Co, St(R)-Ex-Ex(R) Jay st, 47—Herman L Edgar, 81 Nassau.....Ex John st, 107—Richardson Est, 26 N Delaware av, Atlantic City, N J.....Ex Lafayette st, 123-7—F Hollender & Co, Ex-St(R)-Ex(R) Lafayette st, 237-9—DeSelding Bros, 128 Bway.....Ex Water st, 96-8—Chas F Noyes, 92 William, Ex-FP Waverly pl, 25—Dr Fredk E Sondern.....St(R) West Broadway, 408-10—Wm C Walker & Son, 299 Bway.....Ex-FP Houston st, 21 W—J Emsheimer, 640 Bway, Ex-FP-St(R) 45 st, 23 W—I Mayer, 15 W 45.....FP 46 st, 22 W—Cross & Brown Co, 18 E 41, St(R)Ex

55 st, 611-19 W—Jacob Racich, 609 W 55.....Ex 53 st, 449-51 W—R A Wallace Est, 288 West End av.....Ex-ExS 65 st, 214-16 W—Katherine Highland, 157 W 68.....FP-Ex-Ex(R) 58 st, 221-3 W—Appley Est, 192 Bway, St(R)-Ex

Rose st, 35-7—George Weideman.....FP-Ex University pl, 113-15—Est Wm Remsen, 55 William.....FP Bowery, 249—H A Hollman.....St(R) 3 av, 954—Golet Est, 9 W 17.....Ex Walker st, 116—Moe Levy.....FE(R) West Broadway, 345—Thompson, Koss & Warren.....FP-St(R)-Ex

Attorney st, 54-8—Hennig Bros.....Ex Bowery, 15—Joseph H Schwartz.....Ex Broad st, 86—William Jay, 48 Wall.....Ex-St(R) Broadway, 486—Astor Est, 23 W 26.....Ex-FP Broadway, 338—Daniel Birdsall & Co, 317 Bway.....St(R)-FP-Ex Broadway, 560-2—Astor Est, 23 W 26.....FP-GE Broadway, 565-7—W S Denison & Co, 141 Bway.....Ex Broadway, 1931-7—John L Miller, 1947 Bway, FP-Ex

Broome st, 264—D & W Mullins.....Ex-FP Chambers st, 94—J G White & Co.....St(R)

Webster av, 2755—Jacob H Koch.....WSS(R) Tel Courtlandt av, 943—Joseph Haberman.....CF 142 st and Brook av—St Francis Hosp, RefSys(R)-FP-FD-CF

149 st, 250 E—P LaManna.....FA-NoS 149 st, 333 E—S Leavitt.....FA-Rec 158 st and Morris av—Edward J Miles.....D&R 163 st, 487 E—Hirsch & Schwartz.....D&R 165 st, 446-8 E—Globe Iron Wks.....CF 173 st, 308 E—Dora Ebenstein.....D&R 220 st, 751 E—George Koch.....D&R Park av, 4456—George J Selzer.....D&R 261 st and Riverdale-on-Hudson—Colored Orphan Asylum & Assn for the Benefit of Colored Children.....RefSys(R)-FP(R)-FD Trinity av, 536—Velegrina Vitolano.....D&R Webster av, 1055—Sheffield Farms, RefSys(R)-FP(R)-D&R

Westchester av, 520-36—Bronx Ref Co, RefSys(R)-FP(R)-FD-CF Westchester av, 1026—Henry L Holsten, RefSys(R)-FP-FD-CF Lincoln av, 142—Mrs D Furcht.....Ex Whitlock av, 690—Jacob Froehlich Cabinet Wks.....Ex Whitlock av, 716-18—Ellen M Quinlan.....ExS

BRONX ORDERS SERVED.

Claremont Parkway, 430—Crystal Film Co, WSS(R) Webster av, 2755—Jacob H Koch.....Tel Courtlandt av, 943—Joseph Haberman.....CF 142 st and Brook av—St Francis Hosp, RefSys(R)-FP-FD-CF

149 st, 250 E—P LaManna.....FA-NoS 149 st, 333 E—S Leavitt.....FA-Rec 158 st and Morris av—Edward J Miles.....D&R 163 st, 487 E—Hirsch & Schwartz.....D&R 165 st, 446-8 E—Globe Iron Wks.....CF 173 st, 308 E—Dora Ebenstein.....D&R 220 st, 751 E—George Koch.....D&R Park av, 4456—George J Selzer.....D&R 261 st and Riverdale-on-Hudson—Colored Orphan Asylum & Assn for the Benefit of Colored Children.....RefSys(R)-FP(R)-FD Trinity av, 536—Velegrina Vitolano.....D&R Webster av, 1055—Sheffield Farms, RefSys(R)-FP(R)-D&R

Westchester av, 520-36—Bronx Ref Co, RefSys(R)-FP(R)-FD-CF Westchester av, 1026—Henry L Holsten, RefSys(R)-FP-FD-CF Lincoln av, 142—Mrs D Furcht.....Ex Whitlock av, 690—Jacob Froehlich Cabinet Wks.....Ex Whitlock av, 716-18—Ellen M Quinlan.....ExS

BROOKLYN ORDERS SERVED.

Atlantic av, 1349-59—Putnam Coal & Ice Co, 12 Buffalo av.....RefSys(R)-D&R-FD-CF Bergen st, 1556—Garfield Ice Co, RefSys(R)-FP(R)-D&R-FD-CF Dean st, 972—Pirika Chocolate Co, RefSys(R)-FP-D&R-FD-CF 18 av, 8705—James Butler, 255 Albany av, RefSys(R)-FD-CF-FP(R) Flushing av and Ryerson st—W B A Jurgens, RefSys(R)

48 st (foot)—Bush Terminal Co, RefSys(R)-FP(R)-FD-CF Franklin av, 946-78—Interboro Brewing Co, RefSys(R)-D&R-FD-CF Franklin av, 984—Flatbush Hygeia Ice Co, RefSys(R)-D&R-FP(R)-FD-CF Morgan av, cor Rock st—Adolf Gobel, RefSys(R)-FP-FD-CF Rochester av, 94—H Kenny, Jr, RefSys(R)-FP-FD

Waverly av, 524—Reid Ice Cream Co, RefSys(R)-D&R-CF-FD Waverly av, 527-31—Reid Ice Cream Co, RefSys(R)-D&R-FD-FP(R)-CF Kosciusko st, 554—Morris Rosen.....FP North 6 st, 78—J Skiba.....RQ Palmetto st, 179—Thos M Kenna.....FP 3 av and 1 st—Gold & Taylor Cut Stone Co, D&R-FP

Vanderbilt av, 435—Mrs R J Kimball.....FP Waverly av, 308—W D Hoxie.....FP 7 av, 51—Mrs A D Morse.....A 16 av, 4511—Martin J Sage.....Rub Fulton st, 1719—Leo Rothchild.....Rub Fulton st, 1273—Fulton Theatre, FP(R)-FE(R)-FA-St(R) Bedford av and Bergen st—Bedford Theatre, O-FA-FP(R)-St(R)-Spr(R)-ExS 3 av and 72 st—Bayridge Theatre, FA(R)-O-Spr(R)-ExS-Rub

Fulton st, 314 (Jamaica)—Jamaica Theatre, FA(R)-DC-ExS-FP(R)-O Jackson av, 352 (L I C)—Weldrite Co.....CF

QUEENS ORDERS SERVED.

Beach Walk (Midland Bch)—Midland Beach Co.....A Barret Manor (Arrochar Park)—Owner.....FP Beach Walk (Midland Bch)—Owner.....FP Rub-TD-ExS-FP-Tel-WSS(R)

RICHMOND ORDERS SERVED.

Beach Walk (Midland Bch)—Midland Beach Co.....A Barret Manor (Arrochar Park)—Owner.....FP Beach Walk (Midland Bch)—Owner.....FP Rub-TD-ExS-FP-Tel-WSS(R)

DEPARTMENTAL RULINGS.

Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

- *A.....Interior Alarm System. DL.....Locked Doors. EL.....Electrical Equipment. Ex.....Exits. FA.....Fire Appliances, Miscellaneous. FD.....Fire Drills. FE.....Fire Escapes. FP.....Fireproofing. Rec.....Fireproof Receptacles. GE.....Gas Equipment and Appliances. DC.....Heating or Power Plants (Dangerous conditions of) O.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. *Spr.....Sprinkler System. *St.....Stairways. *Stp.....Standpipes. SA.....Structural Alterations. *Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of) *WSS.....Windows, Skylights and Shutters. CF.....Certificates of Fitness. D&R.....Discontinuances or Removals. *Filsy.....Approved Filtering and Distilling Systems. *OS.....Oil Separator. RO.....Reduce Quantities. *St Sys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Filsy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending April 21.

MANHATTAN ORDERS SERVED.

Albany st, 22—Bleecker Export & Trading Co., NoS-WSS(R)-D&R-Rec-FA Amsterdam av, 343—W W Fuller, 1072 5 av, CF-FP Av C, 151—L Blau & Sons, 154 Av C, D&R-Rub-FP-NoS-CF-FA Beekman st, 59—Fredk H Levey Co.....Rub-Rec Broadway, 1741—Charles F Reiss & Co.....D&R Broadway, 1769—F B Stearns Co of N Y,FP-NoS Cannon st, 35—Star Burlap Bag Co.....RQ Catharine st, 38—Catharine Garage, DC-FP(R)-FA(R) Centre st, 209—Louis Hahn.....FP Delancey st, 175—United Cycle Co.....D&R Division st, 245—Joseph Silverman.....RQ Dyckman st, 242-4—Robert Veitch, FP-FA-NoS-Rec-WSS(R) 1 st, 2 E—J Horowitz.....RQ 1 st, 3-5 E—Garber Bros.....RQ 22 st, 301-7 E—Hyclass Hat Co.....Rub-FP(R) 65 st, 324 E—Sloane & Moller, 316 E 65.....D&R 72 st, 429 E—Christ Macik.....NoS-FA-Rec 75 st, 178 E—Alfred Nathan.....D&R 75 st, 412 E—J Donahue & Son, 418 E 75, FA-Rec-FP(R)-WSS(R) 91 st, 213-5 E—Geo Ringler & Co, 203 E 92, RefSys(R)-FD-D&R-CF 101 st, 427 E—Reliable Cleaning & Dyeing Wks.....D&R 104 st, 431-3 E—Joe Esposito.....CF 112 st, 121 E—Paul Bunin.....FP(R) 1 av, 542—Paul L Bryant.....CF-O-Rub Greenwich st, 507—Genereux & Co.....D&R Hudson st, 421—Chas Schweinler Press, 405 Hudson.....FA-El-FP(R)-Rec-RQ-CF-D&R Market st, 83—W Honig.....D&R 9 av, 755—Theodore Pundt.....D&R Rivington st, 254—Solomon Weiner, Rec-O-FA-NoS-Rub 2 av, 1729—Frankel & Most.....FA-Rec-NoS 2 av & 128 st—3d Av Rwy Co, 2396 3 av, NoS-Rec

Classified Buyers' Guide

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification for \$25 per year.

This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

To Architects—

Get wise and lay on stable Gangways, Condemned Fire Department Hose. Nice and clean.

KANE, EDWARD J., 59 Ann St. Tel. Beekman 5436.

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Auctioneers.

DAY, JOSEPH P., 31 Nassau street. Tel. Cortlandt 744.
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.

F. J. KLOES, 243 Canal St. Tel. Franklin 2216.

Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Boilers.

KEWANEE BOILER CO., 47 West 42nd street. Tel. Bryant 6106.

Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.
GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Builders.

CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill 7071
EASTERN CONSTRUCTION CO., 110 W. 40th St. Tel. Bryant 3636.

Building Management.

MANAGING REALTY CORP., 97 Varick St. Tel. Spring 3187.

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.
A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

Carpenters, Contracting.

COOK & SON, F. A., 127 West 40th Street, New York.

Cement.

ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.

LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

Cement Work.

CLAIRMONT CONCRETE CO., 103 Park Ave., Tel. Murray Hill 2552
HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

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WRIGHT LUMBER CO., INC., 148 W. 38th St. The World's Best Wall Board. Tel. Greeley 292.

Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Consulting Engineers.

FLYNN, CHARLES A., 220 Broadway. Tel. Cortlandt 477.
KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33rd St. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Contractors (General).

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300
GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.

Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St., Tel. Morningside 2544.
CHESLEY CO., INC., A. C., 270 Rider Ave. Tel. Melrose 2452.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electric and Water Supervision.

WATER SUPERVISION CO., 299 Broadway. Tel. Worth 2803.

Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 3600.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.

Elevator Fire Doors—Safety Appliances.

PEELLE CO., THE, Stewart Ave. and Harrison Pl. Brooklyn. Tel. Stragg 366.
SHUR-LOC ELEVATOR SAFETY CO., 127 White St. Tel. Franklin 4613.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.
WHEELER-McDOWELL ELEVATOR CO., 9 Varick St. Tel. Spring 6085.

Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d street. Tel. Plaza 3583.

Fireproofing.

MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.

Flooring.

HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chels 891.

Garbage and Refuse Incinerator.

KERNER SYSTEM, 351 Lexington Ave. Tel. Murray Hill 2470.

Gas.

CONSOLIDATED GAS CO. OF N. Y., 130 East 15th street. Tel. Stuyvesant 4900.

Gas Cooking Appliances.

WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4333.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., 103 Park Ave. Murray Hill 802. Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Incinerators.

NIGHTINGALE CO., THE, 103 Park Ave. Tel. Murray Hill 7767.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH, WM. T., 34 W. 33d St. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsea 891.

Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.